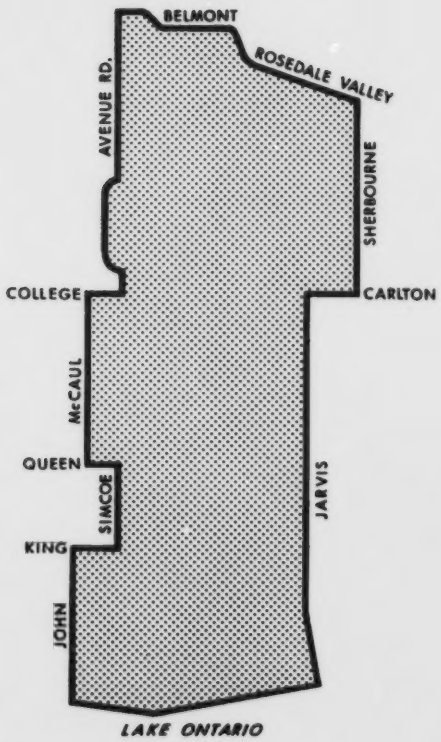
DEVELOPMENT PROJECTS
IN THE
CENTRAL CORE AREA
JANUARY 1987



CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

VOLUME IX

$5.00

DEVELOPMENT PROJECTS IN THE CENTRAL CORE AREA

PROJECTS:

- current projects (from application date to construction) in the Central Core of the City of Toronto, shown on maps included in this booklet and on the 'Development Projects in the Central Core' display map.

- projects with 6 or more dwelling units and/or 1,000 sq. metres or more non-residential floor area.

- updated at 6 month intervals

INFORMATION:

THIS PUBLICATION IS NOT A LEGAL DOCUMENT. IT IS FOR GENERAL INFORMATION ONLY.

Zoning information should be verified by the Chief Building Official of the Buildings and Inspections Department (392-7600). The Central Core Area is subject to Development Control By-law 615-79.

FIGURES:

Taken from current applications with

- Site area - rounded to the closest 100 sq. metres.
- Floor Area - includes all floor areas above and below ground within the outside walls, rounded to the closest 100 sq. metres. Only major components listed.
- Storeys (height of building) - as proposed.
- Number of residential units - as proposed.
- UPH (dwelling units per hectare (10,000 sq. metres)) - rounded to closest 10.
- R Density - residential use only (alternative to uph).
- N/R (Non-Residential) Density - excludes residential, below grade parking and utility uses from density calculation.
- Parking spaces - as proposed; inside parking unless otherwise indicated.

> THE INFORMATION ON THE PROJECTS LISTED IS GENERAL, FOR DETAILS OF A PARTICULAR PROJECT PLEASE CALL THE AREA PLANNER LISTED FOR THE PROJECT, OR S. BEDE (392-7355), THE PLANNER RESPONSIBLE FOR THIS BOOKLET.

THIS PUBLICATION MAY BE PURCHASED AT THE CITY HALL INFORMATION COUNTER ON THE MAIN FLOOR, OR CALL 392-7410 FOR MAIL DELIVERY.

TO PURCHASE THE 'DEVELOPMENT PROJECTS IN THE CENTRAL CORE' DISPLAY MAP ONLY, IN BLACK AND WHITE OR COLOUR, CALL THE GRAPHICS SECTION AT 392-7367.

REFERENCES

Appl.	Application
C. of A.	Committee of Adjustment
Dev. Agree.	Development Agreement
F. D.	Financial District
G.F.A.	Gross Floor Area
HDMCRA	High Density Mixed Commercial-Residential Area
HDRA	High Density Residence Area
LDMCRA	Low Density Mixed Commercial-Residential Area
LDRA	Low Density Residence Area
L.U.C.	Land Use Committee
MDMCRA	Medium Density Mixed Commercial-Residential Area
MDRA	Medium Density Residence Area
N/A	Not Applicable
R	Residential
N/R	Non-Residential
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
Other	Miscellaneous servicing areas, or unspecified by applicant
sq.m.	Square Metres
UPH	Units per Hectare

Please note that all recent applications and recent revisions to old applications show detailed building information as per application or as it is reported on by this Department. Eventually the entire publication will be revised to conform with this newly adopted standard.

January, 1987

Developments in the Central Core Area

(Projects listed below are shown on the following maps A, B & C)

			MAP
1.	217 Davenport Road	mixed use	A
2.	121 Avenue Road St. Paul's Church	mixed use	A
3.	10 Bay Street Waterpark Place	mixed use	C
4.	837 Yonge Street Canadian Tire Store	retail	A
5.	67, 87 Avenue Road	mixed use	A
6.	175 Bloor Street East	office	A
7.	39 Davenport Road Stone Church	mixed use	A
8.	17 Davenport Road	mixed use	A
9.	82 Bloor St. W.	retail	A
10.	31 Bloor Street East Yonge/Bloor Subway Station (includes: 2 Sultan Street, 20 Charles Street East, 20-30 Asquith Avenue, and 830 Church Street)	office, retail housing, PAT garage	A
11.	1 Dundas Street West	Eaton Centre	B
12.	23 St. Thomas Street	hotel	A
13.	100 Bloor Street West University Theatre project	hotel, movie theatre and retail	A
14.	2 Bloor Street East Hudson Bay-Plaza II complex	residential, hotel	A
15.	55 Bloor St. W. Manulife Centre	mixed use	A
16.	437-441 Yonge Street	office, retail	B

			MAP
17.	400 Bloor Street East	mixed use	A
18.	9 Grenville Street	mixed use	A
19.	10 Phipps Street	mixed use	A
20.	16 St. Thomas Street Windsor Arms Hotel	hotel	A
21.	1 St. Thomas Street	office building	A
22.	160 Wellesley Street East Wellesley Hospital	hospital	A
23.	1055 Bay Street Polo I	residential	A
24.	625 Church Street Traders Insurance	mixed use	A
25.	300 Bloor Street East Lockwood Clinic	mixed use	A
26.	240 Jarvis Street	hotel, residential	B
27.	1009 Bay Street Polo II	mixed use	A
28.	9 Earl Street	Princess Margaret Hosp.	A
29.	30 College Street	mixed use	A
30.	1001 Bay Street	mixed use	A
31.	40 College Street	police headquarters	A
32.	21 Yorkville Ave.	mixed use	A
33.	96 Gerrard Street East Neill-Wycik Co-operative	residential	B
34.	21 Maitland Street	residential	A
35.	491, 495 Church St.	commercial	A
36.	70 Homewood Avenue	residential	A
37.	404 Jarvis Street	National Ballet School	A

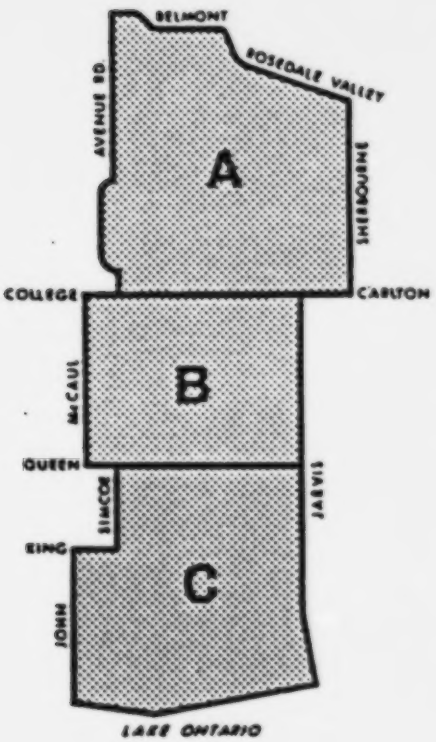
			MAP
38.	219 Queens Quay West	museum	C
39.	20, 60 Harbour Street World Trade Centre 60 Harbour Street-Phase I	mixed use office, retail	C
40.	444 Yonge Street-Phase III 715 Bay St. and 44 Gerrard St. W. College Park - Phase IV	office, retail residential	B
41.	748 Bay Street	residential (senior citizens housing)	B
42.	21 Carlton Street	mixed use	B
43.	15 Wellesley St. E.	residential (Cityhome) with Parking Authority garage	A
44.	172 Carlton Street	residential	A
45.	300-308 Jarvis Street	residential	B
46.	314 Jarvis Street	office	B
47.	50 Gerrard Street East	mixed use	B
48.	Yonge & Queen S/E Corner Confederation Square	mixed use	C
49.	50 Gould Street Ryerson	institutional	B
50.	53 Simcoe Street	office	C
51.	440 Jarvis Street	institution	A
52.	25, 45 Esplanade	residential, hotel and retail	C
53.	44 King Street West Scotia Plaza	office, retail	C
54.	255 King Street West Marathon Downtown West	office, retail	C
55.	60 York Street Strathcona Hotel	hotel, residential	C

			MAP
56.	304, 320 Bay Street Canada Permanent Mortgage	office	C
57.	154 Univeristy Ave.	commercial	C
58.	125 Wellington St. W.	mixed use	C
59.	184 Yonge Street	office, retail	B
60.	100 Yonge Street	office, retail	C
61.	555 University Ave.	hospital	B
62.	17 Gould Street	garage, retail	B
63.	10 Toronto Street	office	C
64.	230 Front Street West	C.B.C. Centre	C
65.	Railway Lands	Area Plan	C
66.	77 Harbour Square	residential	C
67.	27 Carlton Street	office, retail	B
68.	141- 145 Yonge Street	office retail	C
69.	272 Jarvis Street	mixed use	B
70.	770 Bay Street	mixed use	B
71.	29 Queen Street East	parking garage	C
72.	95 Lombard Street	mixed use, hotel	C
73.	277 Victoria Street	office	B
74.	112 Elizabeth Street	residential	B
75.	84 Jarvis Street	restaurant	C
76.	95 Yonge Street	not stated	C
77.	20 Adelaide Street East	office, retail	C
78.	361 University Avenue	courthouse	B
79.	26 McAlpine Street	mixed use	A

			MAP
80.	230 Bay Street Old Stock Exchange Building	mixed use	C
81.	Queen, Dalhousie, Shuter & Mutual Sts. Block	mixed use	B
82.	108 Chestnut Street	hotel	B
83.	1 Front Street West	office	C
84.	174-176 Queen Street West	daycare,commercial	B
85.	129 Queen Street East	office, retail	C
86.	25 Richmond Street East	mixed use	C
87.	not used		
88.	75 Esplande	office	C
89.	70 King Street East	mixed use	C
90.	101 King Street East	mixed use	C
91.	29 McCaul Street	residential	B
92.	159 Bay Street	office, retail	C
93.	not used		
94.	444 University Avenue 248 Simcoe Street	office, retail residential	B
95.	77 Front Street East	hotel	C
96.	172-190 Simcoe Street	office	B
97.	189 Yonge Street	mixed use	B
98.	128 Hazelton Avenue	mixed use	A
99.	720 Bay Street	office, retail	B
100.	61 Queen Street East	office, retail	C
101.	not used		
102.	33-43 Gerrard Street W. Chelsea Inn	hotel expansion	B

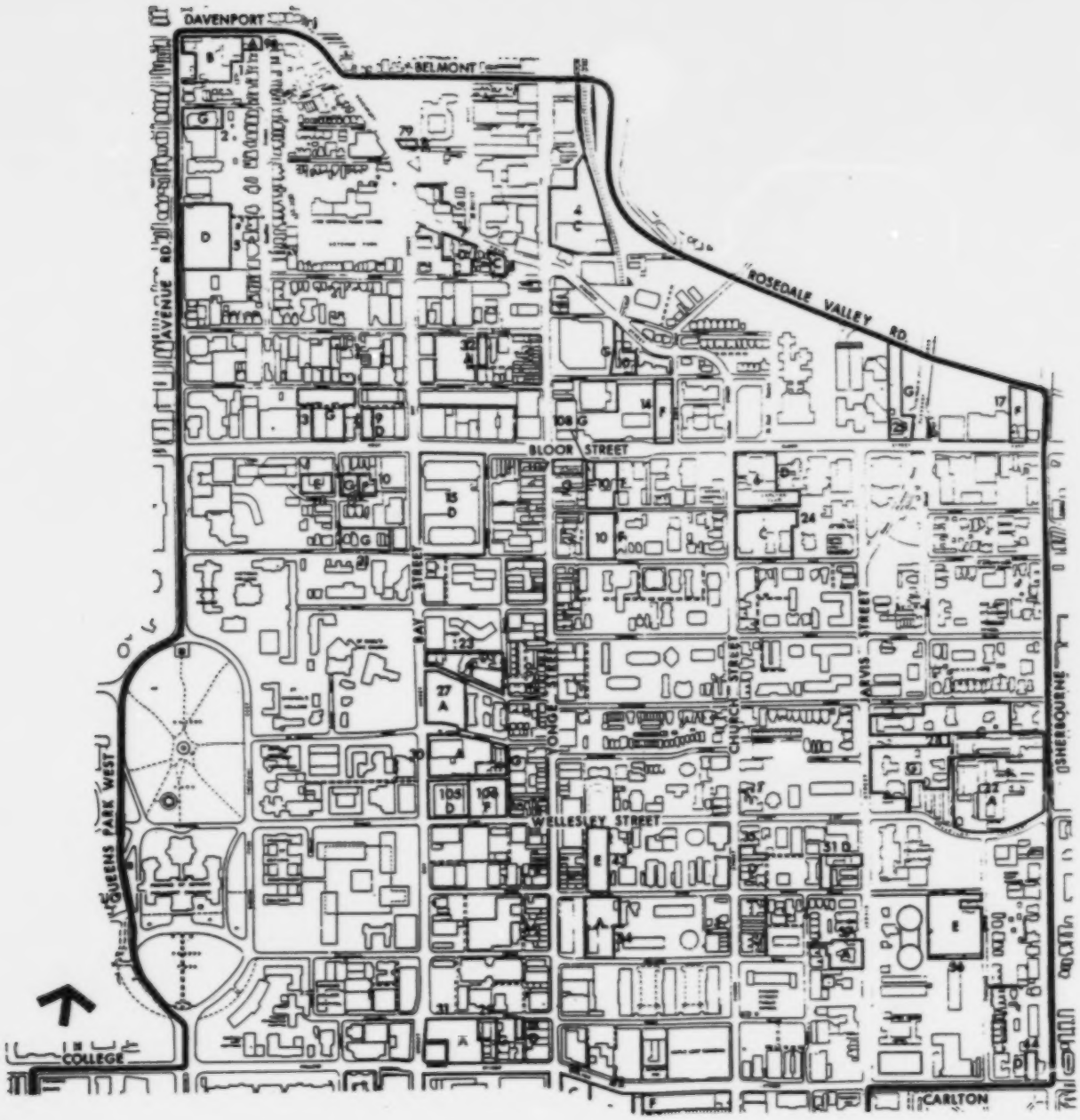
			MAP
103.	39 Adelaide Street East	office	C
104.	525 University Avenue	office, retail	B
105.	951 Bay Street	hotel addition	A
106.	24 Wellesley St. W.	mixed use	A
107.	729 Yonge Street	office, retail	A
108.	23 Bloor Street East	commercial	A

MAP INDEX

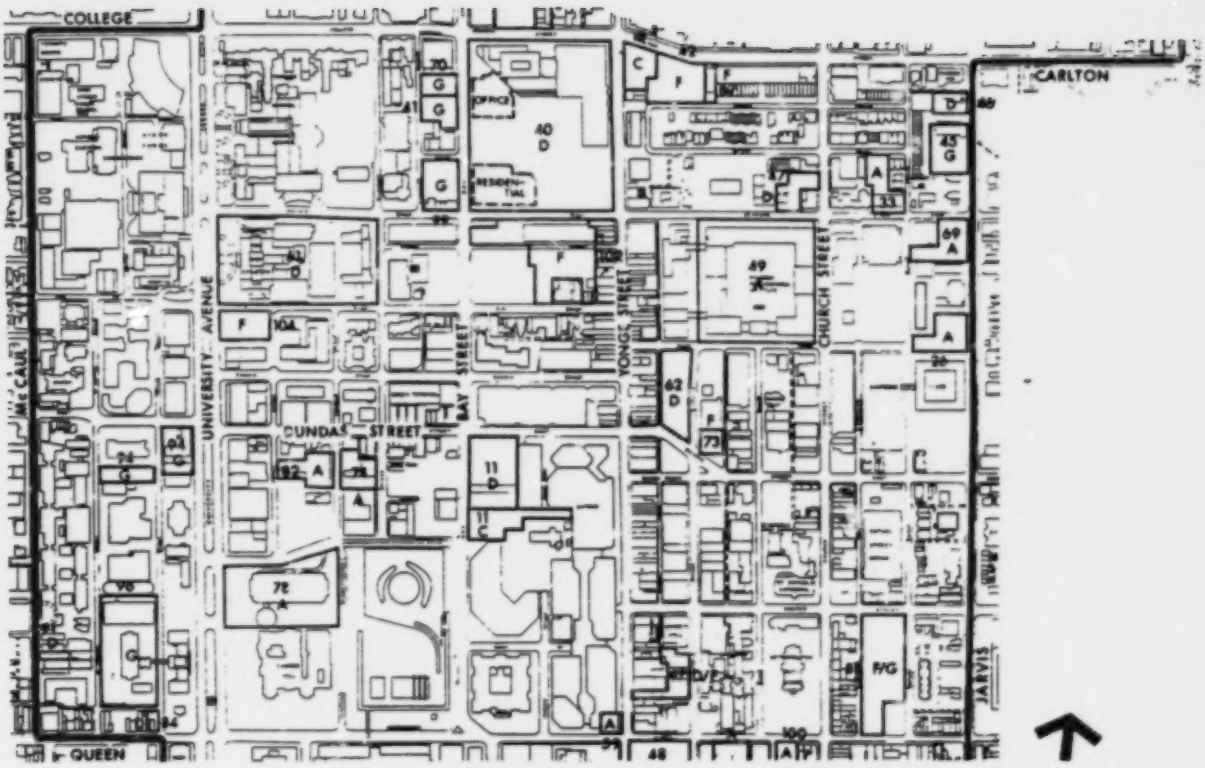


LEGEND

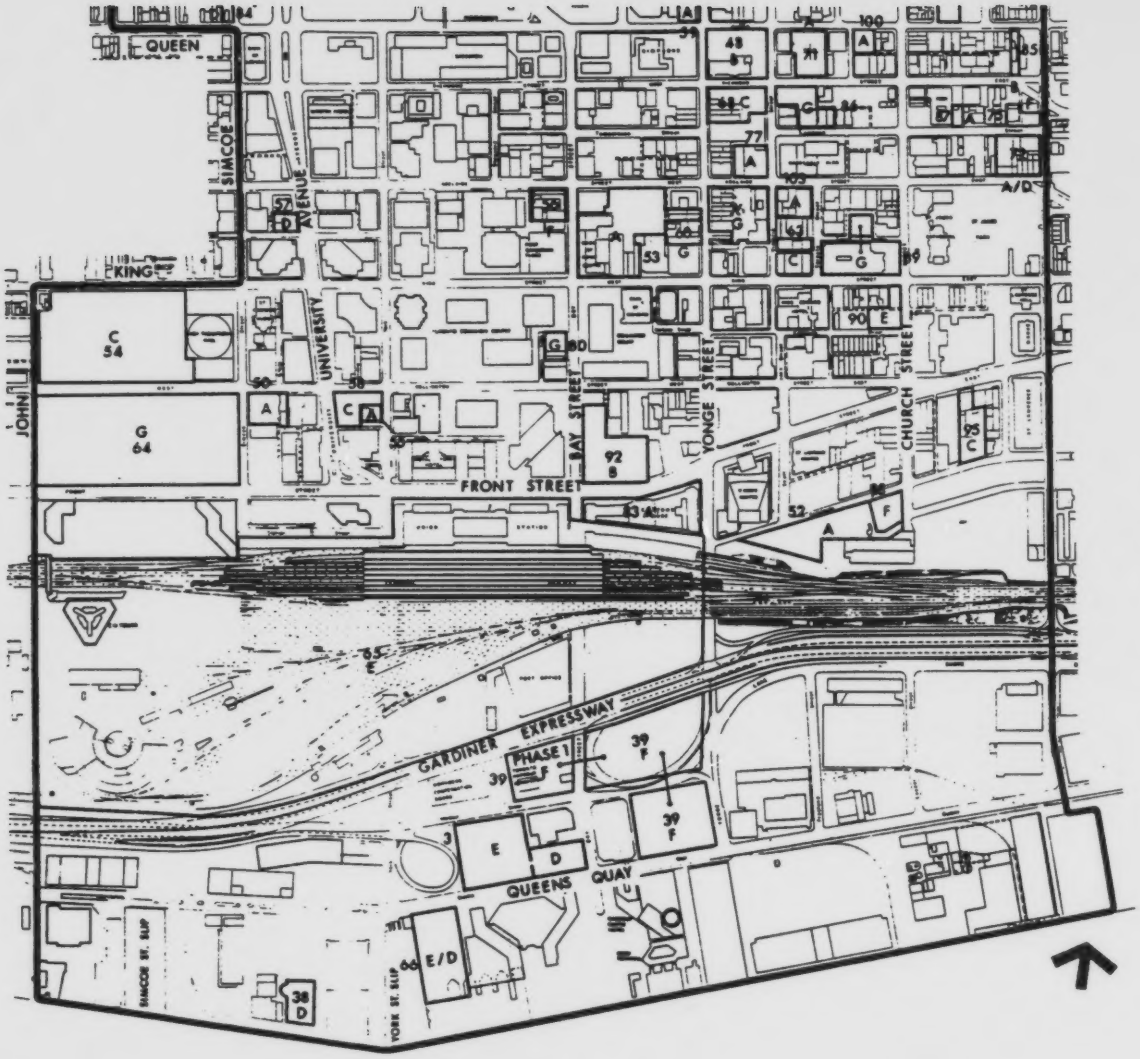
A	UNDER CONSTRUCTION
B	BUILDING PERMIT APPLICATION
C	DEVELOPMENT REVIEW REPORT APPROVED BY COUNCIL / COMMISSIONER
D	DEVELOPMENT REVIEW APPLICATION
E	SITE SPECIFIC BY-LAW APPROVED BY O.M.B. / MINISTER, OR CERTIFIED
F	SITE SPECIFIC BY-LAW APPROVED BY COUNCIL
G	O.P.A. AND/OR REZONING APPLICATION


DAVENPORT
BELMONT
AVENUE RD.
ROSEDALE VALLEY RD.
BLOOR STREET
BAY STREET
YONGE
CHURCH STREET
JARVIS STREET
SHERBOURNE
WELLESLEY STREET
QUEENS PARK WEST
COLLEGE
CARLTON

MAP A


COLLEGE
UNIVERSITY AVENUE
McCAUL STREET
DUNDAS STREET
BAY STREET
YONGE STREET
CHURCH STREET
JARVIS STREET
CARLTON
QUEEN

MAP B


QUEEN
KING
SIMCOE AVENUE
UNIVERSITY
JOHN
BAY STREET
YONGE STREET
CHURCH STREET
FRONT STREET
GARDINER EXPRESSWAY
PHASE 1
QUEENS QUAY
SIMCOE ST. SLIP
YORK ST. SLIP
C 54
G 64
E/D
A/D

MAP C

Address: 20 Adelaide Street E. Application No: 1967 1775
includes 10, 16 Adelaide Street E. 385141

Application Type: Rezoning and O.P.A. Date: Sept. 4, 1984
Revised: Sept. 18, 1985

Owner: 569565 Ontario Inc. (925-2851)
First City Development Corp. Ltd. (366-0744)

Agent: Goodman and Carr (Solicitors) (595-2300)

Official Plan Designation: Financial District, Sec. 11.171

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 498-85, 490-85, 491-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 19,800 sq.m. new office building. Retaining historic building. Property to be severed into two parcels. Severance requested.

Site Total (including above addition)

Land Area:	2,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,200
Storeys:	15		
		Major Components:	
Units:		Office-	17,700
		Retail-	1,200
UPH:		Other-	1,800
		Parking-	2,500
N/R Density:	9.6		
Parking:	52		

Remarks: Under application 1967, received Dec. 30, 1986, an additional 501 sq. m. commercial g.f.a. is being requested.

Status: Under construction

City Planner: N. Massey (392-7862) DATA VALID JANUARY 1, 1987

Address: 39 Adelaide Street E. Application No: 1735
Includes: 36 Toronto St.

Application Type: Rezoning and O.P.A. Date: Feb. 2, 1984
Revised: June 28, 1984

Owner: Counsel Real Property (1) Ltd. &
Thirty-six Toronto St. Ltd. and others (365-3100)

Agent: Berridge Lewinberg Associates (364-9004)

Official Plan Designation: HDMCRA, Sec. 11.158

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 726-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: To retain and renovate historic building (36 Toronto St.) and build new office building of approx. 11,000 sq.m. behind the retained facade on the 39 Adelaide St. E. portion.

Project Data (including above addition)

Land Area:	2,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,700
Storeys:	12		
		Major Components:	
Units:		Office-	19,200
		Retail-	1,700
UPH:		Other-	2,100
		Parking-	2,700
N/R Density:	10.0		
Parking:	50		

Remarks: Variance from site plan by-law granted to reduce parking from 57 to 50.

Status: Under construction

City Planner: N. Massey (392-7862) DATA VALID JANUARY 1, 1987
B. Krog (392-7862)

Address: 67-87 Avenue Road
04

Application No: 387004

Application Type: Development Review

Date: January 6, 1987

Owner: York Hanover Developments Ltd.
Confederation Life

Agent: Berridge Lewinberg Associates (Planners) 364-9004)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 560-75, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use development comprising retail and residential uses connected to the Hazelton Lanes project

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Project Data

Land Area:	8,980 sq.m.	Floor Area: (in sq.m.)	
Storeys:	9	Total:	48,662
Units:	80	Major Components:	
UPH:	90	Retail-	15,545
N/R Density:	1.7	Other-	895
R Density	2.0	Parking-	14,180
Parking:	330	Residential-	18.042

Remarks: Previous Application No. 1104 was approved by O.M.B.

Status: Application under consideration by Planning & Development Department.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 6, 1987

Address: 121 Avenue Road Application No: 1544

Application Type: Rezoning Date: July 14, 1981

Owner: Trustees of St. Paul's Avenue Rd. United Church (463-4384)

Agent: St. Paul's Square Inc. (960-8121)

Official Plan Designation: LDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 14.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed commercial residential project with addition to existing historic Church building.

Project Data

Land Area:	1,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,500
Storeys:	9		
		Major Components:	
Units:	16	Residential-	3,200
		Church-	1,200
UPH:	80	Office-	800
		Retail-	600
N/R Density:	1.4	Other-	100
Parking:	5 (outside)		

Remarks: Known as St. Paul's Square project.

Status: Preliminary Report approved by L.U.C. March 8, 1982
Applicant not proceeding at this time

City Planner: S. Bede (392-7355) DATA VALID JANUARY 1, 1987

Address: 10 Bay Street — Application No: 1629

Application Type: Rezoning — Date: August 8, 1982
Revised: Jan. 20, 1983

Owner: Campeau Corporation (868-6460)

Agent: Campeau Corporation (868-6460)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V2

Zoning By-Law Height District:

Site Specific By-Law Provision: 503-84, 504-84, 506-84
507-84, 508-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed commercial-residential use project in 3 phases consisting of 4 buildings. Major parking garage.

Project Data

Land Area:	15,782 sq.m.	Floor Area: (in sq.m.)	
		Total:	181,800
Storeys:	37 (max.)		
		Major Components:	
Units:	460 (approx.)	Residential-	49,000
		Office-	72,000
UPH:	290	Retail-	4,700
		Other-	5,600
N/R Density:	5.4	Parking-	50,500
Parking:	1,600 (max.)		

Remarks: Known as Waterpark Place. Part of Bank of Nova Scotia Density transfer proposal (44 King St. W.). Development Review application 34107 is for the 1st Phase office tower which is now built - see next page on this application for Phase II.

Status: By-laws approved by O.M.B.

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 10 Bay Street Application No: 386189

Application Type: Development Review Date: October 6, 1986

Owner: Campeau Corporation (868-6460)

Agent: Bergman & Hamann (Architects) (449-7500)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V2

Zoning By-Law Height District:

Site Specific By-Law Provision: 503-84, 504-84, 506-84
507-84, 508-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phase II of Waterpark Place. Office, retail building.

Project Data (Phase II only)

Land Area:	N/A	Floor Area: (in sq.m.)	
		Total:	41,743
Storeys:	35 (+ 3 bmst.)		
		Major Components:	
Units:		Office-	31,363
		Retail-	767
UPH:		Storage-	921
		Util. & Serv.-	3,469
		Parking-	5,223
N/R Density:	N/A		
Parking:	138		

Remarks: Rezoning Application 1629 for this site is for a density transfer proposal with the Bank of Nova Scotia project (44 King St. W.). It is subject to a C. of A. application.

Status: Application under consideration by Planning & Development Department.

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 159 Bay Street
Includes: 26,32 Front St. W.,
159,181,189,197 Bay St.

Application No: 385106

Application Type: Development Review

Date: Sept. 23, 1985

Owner: BCE Development Group (364-6410)

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: Office building with retail

Site Totals (including above addition)

Land Area:	8,070 sq.m.	Floor Area: (in sq.m.)	
		Total:	86,600
Storeys:	31		
		Major Components:	
Units:		Office-	60,600
		Retail-	3,200
UPH:		Other-	9,900
		Parking-	12,500
N/R Density:	7.9	Pedestrian Walkway-	400
Parking:	290		

Remarks: Previous rezoning application 1835 refused.

Status: Development Review Report adopted by L.U.C. Oct. 15, 1985
Applied for building permit

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 230 Bay Street
Includes: 226, 230, 232 Bay St.

Application No: 1744

Application Type: Rezoning, O.P.A. and Development Review

Date: March 2, 1984

Owner: Olympia & York Developments Ltd. (862-6212)

Agent: Berridge Lewinberg Associates (364-9004)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 32,500 sq.m. addition to the listed former Stock Exchange Building.

Site Totals (including above addition)

Land Area:	1,460 sq.m.	Floor Area: (in sq.m.)	
		Total:	36,900
Storeys:	31		
		Major Components:	
Units:	56	Residential-	13,100
		Office-	20,600
UPH:	380	Other-	3,200
N/R Density:	14.1		
Parking:			

Remarks: Above data is one of several options being considered at this time.

Status: Preliminary Report sine die by L.U.C. August 13, Sept. 10, 1986

City Planner: P. Dill (392-7862)

DATA VALID JANUARY 1, 1987

Address: 304, 320 Bay Street — Application No: 1839

Application Type: Rezoning and Development Review — Date: April 22, 1985 — Revised: Dec. 6, 1985

Owner: BCE Realty Inc. (364-4673)
Canada Permanent Mortgage Corporation (361-8000)
(Principal Tenant)

Agent: Blake, Cassels and Graydon (Solicitors) (863-2788)

Official Plan Designation: Financial District, Sec. 11.29

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 8,300 sq.m. addition to office building

Site Total (including above addition)

Land Area: 2,100 sq.m.

Storeys: 19

Units:

UPH:

N/R Density: 13.8

Parking:

Floor Area: (in sq.m.)

Total:	31,000
Major Components:	
Office-	28,800
Storage-	900
Other-	1,300

Remarks: 320 Bay Street is a designated building.

Status: Draft By-law adopted by L.U.C. Dec. 18, 1985
Supplementary Development Review report adopted by L.U.C. Oct. 22, 1986. Bills introduced for rezoning Dec. 15, 1986

City Planner: P. Dill (392-7862) — DATA VALID JANUARY 1, 1987

Address: 715 Bay Street
Includes: 44 Gerrard St. W.

Application No: 386066

Application Type: Development Review

Date: April 10, 1986

Owner: Toronto College St. Centre Ltd. (597-0126)

Agent: Blake, Cassels and Graydon (Solicitors) (863-2946)

Official Plan Designation: HDMCRA, Sec. 11.43

Zoning By-Law District: CR L 4.5 U480

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 840-78 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential development to be constructed in 3 stages

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Project Data:

Land Area:	n/a	Floor Area: (in sq.m.)	
		Total:	72,000
Storeys:	20, 20, 18		
		Major Components:	
Units:	544	Residential-	55,440
		Retail-	1,300
UPH:		Parking-	15,400
		Other-	
N/R Density:			
Parking:	359		

Remarks: College Park corner of Bay St. and Gerrard St. W.

Status: Report on the 2nd Residential Phase adopted as amended by L.U.C. July 16, 1986

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 720 Bay Street — Application No: 1956
The block bounded by Bay St., Gerrard St. W., La Plante Ave. & Hayter St.

Application Type: Rezoning and O.P.A. Date: November 14, 1986

Owner: Richlore Construction Ltd. (635-7520)

Agent: Robert Truman & Associates (366-8919)

Official Plan Designation: HDMCRA, Sec. 11.161

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 13 storey office building with retail, retaining 4 listed houses on Gerrard St. W. No use of houses proposed.

Project Data

Land Area:	2,347 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,154
Storeys:	13		
		Major Components:	
Units:		Office-	19,666
		Retail-	791
UPH:		Parking-	2,697
N/R Density:	8.7		
Parking:	75		

Remarks: Joint application with 748 Bay St. Density transfer. Previous application under No. 1720 was approved by Council.

Status: Application under consideration by Planning & Development Department.

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 748 Bay Street
Includes: 748, 760 Bay St.

Application No: 1956

Application Type: Rezoning

Date: November 14, 1986

Owner: Richlore Construction Ltd. (635-7520)

Agent: Robert Truman & Associates (366-8919)

Official Plan Designation: HDMCRA, 11.161

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Senior citizens housing.

Project Data

Land Area:	1,688 sq.m.	Floor Area: (in sq.m.) Total:	30,099
Storeys:	25 (+ 4 bsmt)		
		Major Components:	
Units:	240	Residential-	23,355
		Retail-	277
UPH:	1,420	Parking-	6,567
R Density:	13.8		
Parking:	142		

Remarks: Joint application with 720 Bay St. Density transfer. Previous application under No. 1720 was approved by Council.

Status: Final Report adopted by Council Nov. 12, 1984
D.R. Report adopted by Council Nov. 26, 1984

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 770 Bay Street

Application No: 1930

Application Type: Rezoning

Date: May 1, 1986
Revised: June 6, 1986

Owner: 462230 Ontario Ltd. (429-6555)

Agent: Blott Fejer (Solicitors) (364-7707)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 427-79 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use.

Project Data

Land Area:	2170 sq.m.	Floor Area: (in sq.m.)	
		Total:	37,816
Storeys: 26 (+ 4 bsmt)			
		Major Components:	
Units:	200	Residential-	23,329
		Recreation-	915
UPH:	920	Retail-	697
		Office-	5,504
R Density:	10.6	Parking-	7,400
N/R Density:	2.9		
Parking:	196		

Remarks:

Status: Preliminary report adopted by L.U.C. August 13, 1986

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 951 Bay Street — Application No: 386106

Application Type: Development Review — Date: June 3, 1986

Owner: VIP Hotels Ltd. (869-7820)

Agent: Webb Zerafa Menkes Housden Partnership (Architects) (961-4111)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 21926

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 800 sq.m. Podium level public area addition to Sutton Place Hotel

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Site Totals (including above addition)

Land Area:	3,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	47,700
Storeys:	33		
		Major Components:	
Units:	161	Residential-	15,100
		Office-	2,200
UPH:	420	Retail-	600
		Hotel-	21,900
N/R Density:	6.5	Parking-	7,500
Parking:	161		

Remarks:

Status: Application under consideration by Planning & Development Dept. Will be reported on at the January 13, 1987 L.U.C. meeting.

City Planner: B. Rozalska (392-7187) DATA VALID JANUARY 1, 1987

Address: 1001 Bay Street
Includes: 981 - 997 Bay St.
and 21 St. Joseph St.

Application No: 1828

Application Type: Rezoning and O.P.A.

Date: March 11, 1985
Revised: Dec. 3, 1985

Owner: Strasscorp Holdings Ltd. (762-7177)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: MDMCRA, Sec. 11.181

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 123-86

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: As revised, residential with street related retail.

Project Data

Land Area:	5,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	62,600
Storeys:	33 & 24		
		Major Components:	
Units:	570	Residential-	39,200
		Retail-	1,400
UPH:	1,050	Recreation-	1,800
		Other-	800
N/R Density:	0.3	Parking-	19,400
Parking:	345		

Remarks: C. of A. granted additional non-residential density.

Status: Under construction

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 1009 Bay Street
Includes: 1029 Bay Street and
Part of 26 St. Joseph St.

Application No: 1850

Application Type: Rezoning and O.P.A.

Date: June 27, 1985
Revised: July 28, 1985

Owner: Malpas Investments Limited (661-9290)

Agent: Robins Appleby Kotler Banks & Taub(Solicitors) (868-1080)

Official Plan Designation: MDMCRA, MDRA, S.11.52A, S.11.176

Zoning By-Law District: CR L1 U350, R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 735-83, 742-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A revised mixed use project with street related retail on the Bay St. frontage

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Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	57,900
Storeys:	26		
		Major Components:	
Units:	399	Residential-	29,700
		Office-	4,000
UPH:	905	Retail-	900
		Utilities-	5,500
N/R Density:	1.1	Parking-	17,700
Parking:	379		

Remarks: Known as the Polo Club II. Development Agreement signed Nov. 27, 1985.

Status: Under construction. Amendments to By-law 742-85 adopted by L.U.C. Nov. 5, 1986. C of A decision adopted by L.U.C. Nov. 5, 1986.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 1055 Bay Street
Includes:
5 Inkerman St.

Application No: 1797

Application Type: Rezoning and O.P.A.

Date: Dec. 19, 1984

Owner: 596528 Ontario Ltd. (746-4260)

Agent: Blott, Fejer (Solicitors) (364-7707)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.126

Zoning By-Law District: CR L1 U350, R3 Z4

Zoning By-law Height: 30.5, 12.0

Site Specific By-Law Provision: 635-82, 328-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: High rise condominium with townhouses. Also 18 non-profit co-op townhouse units.

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	42,100
Storeys:	23		
		Major Components:	
Units:	366	Residential-	29,600
		Retail-	600
UPH:	830	Recreational-	400
		Other-	2,800
N/R Density:		Parking-	8,700
Parking:	261		

Remarks: Known as Polo Club I.

Status: Under construction - Amendment to Dev. Agree. adopted by L.U.C. Oct. 15, 1985 - Sev. Rep. adopted by L.U.C. Feb. 26, 1986

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 2 Bloor Street E. Application No: 1252

Application Type: Rezoning Date: January 3, 1977

Owner: Bloor Park Development (Toronto) Ltd. (487-3861)

Agent: Bramalea Ltd (487-3861)

Official Plan Designation: HDMCRA, Sec. 11.22

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision: 449-80, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 21 storey residential tower and hotel addition over the existing 5 storey parking garage, part of the 2 Bloor St. E. complex.

Project Data (addition only)

Land Area:	N/A sq.m.	Floor Area: (in sq.m.)	
		Total:	22,600
Storeys:	21		
		Major Components:	
Units:	232	Residential-	15,200
		Retail-	300
UPH:	N/A	Hotel-	7,100
N/R Density:	N/A		
Parking:	N/A		

Remarks: The "Bloor Park" site is part of the Central Area Plan settlement for 2 Bloor Street East.

Status: By-law not yet approved by O.M.B.
Possible changes being discussed.

City Planner: E. Greenwood (392-7355) DATA VALID JANUARY 1, 1987

Address: 23 Bloor Street E. Application No: 1897

Application Type: Rezoning and O.P.A. Date: January 3, 1986

Owner: 23 Bloor Street East Ltd. (922-2626)

Agent: M. Sprachman Architect (923-7309)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project:

Project Data (addition only)

Land Area: 500 sq.m.

Floor Area: (in sq.m.)
Total: 4,400

Storeys:

Major Components:
Residential-
Retail-
Hotel-

Units:

UPH:

N/R Density:

Parking:

Remarks: Request 8.8 density. No project details at this time.

Status: Appl. under consideration by Planning & Development Department

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 31 Bloor Street E. Application No: 1842

Application Type: Rezoning and O.P.A. Date: May 13, 1985
Revised: July 4, 1985

Owner: Toronto Transit Commission (481-4250)
Bramalea Ltd. (Developer) (480-8478)

Agent: Arcop Associates (Architects) (368-1685)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building with retail on top of the Yonge-Bloor Subway Station.

Project Data

Land Area:	3,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	31,200
Storeys:	13		
		Major Components:	
Units:		Office-	25,400
		Retail-	3,600
UPH:		Walkway-	1,400
N/R Density:	8.8		
Parking:			

Remarks: Proposal includes density transfer from 2 Sultan St., 20 Charles St. E. and 20-30 Asquith Ave. and 830 Church Street.

Status: By-laws 600-86 and 601-86 re-affirmed by Council Nov. 3/86

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 175 Bloor Street E. Application No: 385094
Includes: 165, 185 Bloor St. E.,
647, 649, 651 Church St. and
94 Hayden Street

Application Type: Development Review Date: June 25, 1985

Owner: CLICO Properties Ltd. (928-7810)

Agent: NORR (Architects Engineers) (977-1266)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building.

Project Data

Land Area:	6,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	33,400
Storeys:	16		
		Major Components:	
Units:		Office-	26,000
		Retail-	900
UPH:		Other-	2,500
		Parking-	4,000
N/R Density:	4.0		
Parking:	89 (inside) 52 (outside)		

Remarks: Variances granted by C. of A.

Status: Report adopted as amended by L.U.C. Oct. 15, 1985. Amendments to Development Agreement adopted by L.U.C. Oct. 8, 1986

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 300 Bloor Street E. Application No: 1937
Includes: 30 Mount Pleasant Rd.

Application Type: Rezoning and O.P.A. Date: August 7, 1986

Owner: Lockwood Clinic Hospital Ltd. (364-9317)
Municipality of Metropolitan Toronto (947-8059)

Agent: Vace Properties Ltd. (869-1240)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use building. Existing building to be demolished.

Project Data

		Floor Area: (in sq.m.)	
Land Area:	4,600 sq.m.	Total:	43,100
Storeys:	27		
		Major Components:	
Units:	260	Residential-	29,100
		Office-	2,500
UPH:	570	Other-	1,000
		Parking-	9,900
R Density	6.7	Recreation-	600
N/R Density:	0.5		
Parking:	258		

Remarks: Previous applications under 1871 and 385122.

Status: Applicant not proceeding.

City Planner: P. Dill (392-7862) DATA VALID JANUARY 1, 1987

Address: 400 Bloor Street E. Application No: 31109
Includes: 1482
406, 410 Bloor St. E.

Application Type: Development Review Date: October 14, 1981

Owner: The Four Hundred Bloor East Ltd. (746-2141)

Agent: A. J. Diamond Assoc. (Architects) (977-2422)
Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.140

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 640-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use condominium. Ravine land to be conveyed to City for parks purposes.

Project Data

Land Area:	2.000 sq.m.	Floor Area: (in sq.m.)	
		Total:	13,300
Storeys:	18		
		Major Components:	
Units:	69	Residential-	6,400
		Retail-	500
UPH:	350	Recreation-	1,300
		Other-	1,300
N/R Density:	0.5	Parking-	3,600
Parking:	78		

Remarks: Development agreement to include ravine preservation conditions. Proposal undergoing revision.

Status: O.P.A. 254 approved by O.M.B. March 21, 1984

City Planner: S. Sane (392-7187) DATA VALID JANUARY 1, 1987

Address: 55 Bloor Street W. Application No: 386241

Application Type: Development Review Date: December 29, 1986

Owner: Manufactures Life Prop. Corp. (928-8431)

Agent: Goodman & Goodman (979-2211)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision: 193-69

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Retail use infill addition to the mixed use project.

Project Data (addition only)

Land Area:	N/A	Floor Area: (in sq.m.)	
		Total:	5,775
Storeys:	N/A		
		Major Components:	
Units:		Retail-	5,589
		Hotel-	
UPH:		Other-	186
		Parking-	
N/R Density:	N/A		
Parking:	N/A		

Remarks:

Status: Application under consideration by Planning & Development Department.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 82 Bloor Street W. Application No: 386155

Application Type: Development Review Date: August 15, 1986

Owner: Harry Rosen Inc. (361-0336)

Agent: Ron Shieh (Architect) & Ng (Architect) (449-1575)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision: 193-69

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 600 sq. m. addition to renovated building.

Site Totals: (including above addition)

Land Area:	1,000 .	Floor Area: (in sq.m.)	
		Total:	3,200
Storeys:	3		
		Major Components:	
Units:		Retail-	3.200
		Hotel-	
UPH:		Other-	
		Parking-	
N/R Density:	3.2		
Parking:			

Remarks: Harry Rosen's flag ship store

Status: Report adopted by L.U.C. December 17, 1986.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 100 Bloor Street W. Application No: 1644
Includes: 96, 100 Bloor St. W.
115 Cumberland St.

Application Type: Rezoning, O.P.A. and Development Review Date: October 1, 1982
Revised: November 7, 1983

Owner: Famous Players Development Corp. (964-5800)

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: G, CR L4.5 U350

Zoning By-Law Height District: 61.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An hotel/retail/cinema project includes development of public park on existing municipal parking lot, public parking relocated to underground garage, new theatre.

Project Data

Land Area:	5,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	52,400
Storeys:	32		
		Major Components:	
Units:	475 hotel rooms	Retail-	800
		Hotel-	33,600
UPH:		Movie Theatre-	2,700
		Parking-	15,400
N/R Density:	6.9		
Parking:	393		

Remarks: 96 Bloor St. W. is a designated building; 100 Bloor St. W. is a listed building

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Status: Development Guidelines adopted as amended by Council July 11, 1983. Site being sold.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 21 Carlton Street Application No: 1628

Application Type: Rezoning and O.P.A. Date: August 13, 1982

Owner: Starkman and Black (977-1770)

Agent: Dennis Williams (Consultant) (927-7314)
Gardiner, Roberts (Solicitors) (367-0620)

Official Plan Designation: "MCRA, MDMCRA, 11.146

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0, 12.0

Site Specific By-Law Provision: 541-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use tower on the Carlton St. part of site with 14 freehold townhouses along Granby St.

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	41,900
Storeys:	21		
		Major Components:	
Units:	87	Residential-	13,700
		Office-	18,500
UPH:	200	Retail-	1,200
		Other-	1,300
N/R Density:	4.5	Recreation-	400
		Parking-	6,800
Parking:	150		

Remarks: Project limits non-residential uses to the Carlton St. side to strengthen the residential character of Granby St.

Status: O.P.A. approved by Minister. By-law approved by O.M.B.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 27 Carlton Street Application No: 1671

Application Type: Rezoning, O.P.A. and Development Review Date: March 1, 1982
Revised: July 15/83

Owner: 27 Carlton St. Ltd. (977-2332)

Agent: Laszlo Nemeth (Architect) (977-2532)

Official Plan Designation: MDMCRA, Sec.11.151

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with retail at grade on Carlton St. and residential on Granby St.

Project Data

Land Area:	800 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,800
Storeys:	8		
		Major Components:	
Units:	5	Residential-	600
		Office-	2,100
UPH:	65	Retail-	200
		Other-	1,300
N/R Density:	2.9	Parking-	600
Parking:	16		

Remarks: New building to have same net commercial floor area as the existing building.

Status: Draft By-laws adopted as amended by L.U.C. June 27, 1984 Awaiting execution of Develpment Agreement.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 172 Carlton Street Application No: 386169

Application Type: Development Review Date: September 2, 1986

Owner: Supportive Housing Coalition of Metro Toronto (304-5917)

Agent: Baldwin and Franklin (Architects) (364-4521)

Official Plan Designation: LDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A special assisted housing project

Project Data

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,300
Storeys:	3		
		Major Components:	
Units:	25	Residential	1,300
UPH:	390		
R Density:	2.1		
N/R Density:			
Parking:			

Remarks: Previous application for apartment building under No. 1473

Status: Application under consideration by Planning & Development Dept. Will be reported on at the Jan. 13, 1987 L.U.C. meeting.

City Planner: L. Alexander (392-7187) DATA VALID JANUARY 1, 1987

Address: 108 Chestnut Street — Application No: 1935

Application Type: Rezoning & O.P.A. — Date: June 24, 1986
Revised: August 29, 1986

Owner: Chestnut Park Hotel Ltd. (977-6655)

Agent: Goodman and Carr (Solicitors) (595-2300)

Official Plan Designation: HDMCRA, MDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 16825 as amended
(Civic Square By-law)

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 25 storey hotel with 504 hotel rooms and 8 residential units, also a 22 storey residential tower with 25 units and health club facilities.

Project Data

Land Area:	2,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	38,200
Storeys:	25 & 22		
		Major Components:	
Units:	33	Residential-	4,000
		Office-	200
UPH:	170	Hotel-	22,100
		Other-	400
N/R Density:	6.1	Parking-	11,500
Parking:	263		

Remarks: Building permit has been issued on a previuos application for mixed use building and site is now excavated.

Status: Final report adopted by L.U.C. November 5, 1986

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 491, 495 Church Street Application No: 386004

Application Type: Development Review Date: January 8, 1986

Owner: Goldlist Properties Ltd. (482-5833)

Agent: Asen Vitko, Architect (928-0220)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 900 sq. m. office use addition to commercial building.

Site Totals (including above addition)

Land Area:	900 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,500
Storeys:	2		
		Major Components:	
Units:		Office-	900
		Retail-	1,000
UPH:		Other-	600
N/R Density:	1.9		
Parking:			

Remarks:

Status: Report adopted by L.U.C. December 17, 1986.

City Planner: B. Rozalska (392-7187) DATA VALID JANUARY 1, 1987

Address: 625 Church Street Application No: 1646
Includes:
625 Church St., 80, 88 Charles St. E.

Application Type: Rezoning, O.P.A and Development Review Date: September 10, 1982

Owner: Traders Group Ltd. (925-1461)
Guaranty Properties Ltd.

Agent: Gardiner, Roberts (Solicitors) (367-0620)

Official Plan Designation: MDMCRA, Sec. 11.45

Zoning By-Law District: CR L1 U150

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 772-83, 773-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Approx. 6000 sq.m. addition to existing office building as Phase No. 1. Up to 122 apartment units as Phase 2 while removing existing apartment hotel (130 units)

Project Data

Land Area:	6,700 sq.m.
Storeys:	6 & 16
Units:	122
UPH:	180
N/R Density:	2.2
Parking:	80 (inside) 45 (outside)

Phase 1:

Floor Area: (in sq.m.)

Total:	16,700
Major Components:	
Office-	14,700
Other-	200
Parking-	4,500

Remarks: Lane closing proposed.

Status: By-laws passed and Development Agreement registered Applicant not proceeding.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 30 College Street Application No: 1950
Includes: 30, 34 College Street and
23, 27 Grenville St.

Application Type: Rezoning & O.P.A. Date: September 30, 1986

Owner: First College Grenville Holdings (868-1080)

Agent: same

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 110-86

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed commercial-residential building.

Project Data

Land Area:	1,804 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,443
Storeys:	26		
		Major Components:	
Units:	207	Residential-	13,750
		Office-	2,025
UPH:	1145	Retail-	158
		Parking-	6,343
R Density	7.6		
N/R Density:	1.2		
Parking:	140		

Remarks: 30, 34 College St. and 23 Grenville St. are designated buildings. Previous mixed use project for site approved but not proceeding.

Status: Will be reported on January 13, 1987

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 40 College Street
Includes:
29 Grenville St.

Application No: 34098

Application Type: Development Review

Date: July 25, 1983

Owner: Municipality of Metropolitan Toronto (392-8199)

Agent: Shore Tilbe Henschel Irwin Peters/ Mathers & Haldenby Assoc. (Architects) (924-9494)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: New Police Headquarters and municipal offices.

Project Data

Land Area:	4,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	49,400
Storeys:	12		
		Major Components:	
Units:		Office-	28,800
		Other-	5,200
UPH:		Parking-	15,400
N/R Density:	6.0		
Parking:	340		

Remarks: Application processed under Section 16(1)(a) of the Zoning By-law

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Status: Under construction.

City Planner: S. Bede (392-7355)

DATA VALID JANUARY 1, 1987

Address: 17 Davenport Road Application No: 32015
Includes:
17 Davenport Rd., 10 Scollard St.

Application Type: Development Review Date: February 16, 1982

Owner: Graz Holdings Ltd.

Agent: Carson Woods (Architects) (923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use project

Project Data

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	6,400
Storeys:	12		
		Major Components:	
Units:	17	Residential-	4,200
		Office-	400
UPH:	210	Retail-	300
		Other-	600
N/R Density:	1.9	Parking-	700
Parking:	21		

Remarks: Dev. Agreement approved by Council Aug. 12-13, 1982.
Further report adopted by L.U.C. Dec. 17, 1986

Status: Applicant not proceeding at this time.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 39 Davenport Road
Includes: 29 & 45 Davenport Rd.
40 Scollard St.
Application Type: Development Review

Application No: 31067
385052
386125
Date: April 19, 1985
Revised: June 27, 1986

Owner: Trustees of the Stone Church Pentecostal Assembly (921-7939)

Agent: Carson Woods (Architects) (923-2775)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 418-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phase I: A new sanctuary for the existing church on Davenport Rd. and 15 storey residential tower on Scollard St. Phase II replaces existing church by extention of the new sanctuary.

Project Data: (Phase I and II)

Land Area:	2,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	15,900
Storeys:	15		
		Major Components:	
Units:	98	Residential-	5,600
		Institutional Church-	2,800
R Density	2.25	Commercial-	600
		Parking-	5,300
N/R Density:	1.25	Recreation	1,600
Parking:	150		

Remarks:

Status: Report deferred to January 13, 1987 by L.U.C.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 225 Davenport Road Application No: 385129
Includes: 209, 213, 217 Davenport Rd.
141, 165, 169 & 171 Avenue Rd.

Application Type: Development Review Date: August 26, 1985

Owner: Morguard Trust Co. (967-0880)
Dakota Land Corp.

Agent: Goodman and Carr (Solicitors) (595-2300)
Young and Wright (Architects) (968-3522)

Official Plan Designation: LDMCRA, LDRA

Zoning By-Law District: CR L2 U100, R3 Z3

Zoning By-Law Height District: 14.0, 12.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Phase I: A 5 storey residential building with retail at grade on Davenport Rd. Phase II will be a commercial building at corner of Avenue Rd./Davenport.

Project Data (Phase I only)

Land Area:	5,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,100
Storeys:	5		
		Major Components:	
Units:	101	Residential-	11,300
		Retail-	900
UPH	175	Parking-	3,900
N/R Density:			
Parking:	111 (inside) 6 (outside)		

Remarks: Previous Application Nos. 31128, 34014.

Status: Dev. Agree. approved by Council Oct. 22, 1985. Applied for Condominium approval September 2, 1986.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 1 Dundas Street W. Application No: 1941

Application Type: Rezoning Date: September 8, 1986

Owner: Cadillac Fairview Corp. (598-8205)

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: HDMCRA, Sec.11.31

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 122.5

Site Specific By-Law Provision: 708-82, 113-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 office towers with grade related retail.

Project Data (addition only)

Land Area: 6,609 sq.m.

Storeys: 45, 34

Units:

UPH:

N/R Density: N/A

Parking: 515

Floor Area: (in sq.m.)

Total: 160,588

Major Components:

Office-	138,619
Retail-	617
Utilities & Services	2,311
Parking-	19,041

Remarks:

Status: Preliminary report adopted by L.U.C. October 22, 1986

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 1 Dundas Street W. Application No: 385128

Application Type: Development Review Date: Aug. 23, 1985

Owner: Incorporated Synod Diocese of the City of Toronto

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: HDMCRA, Sec.11.31

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 886-78 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 450 room hotel development expansion of Eaton Centre Phase 2 with daycare facilities.

Project Data (addition only)

Land Area:	sq.m.	Floor Area: (in sq.m.)	
		Total:	42,800
Storeys:	17		
		Major Components:	
Units:		Hotel-	33,600
		Recreation-	1,000
UPH:		Office-	500
		Parking-	7,700
N/R Density:			
Parking:	184		

Remarks:

Status: Report adopted by Council Oct. 22, 1985

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 9 Earl Street — Application No: 1202

Application Type: Rezoning and Development Review — Date: June 7, 1976

Owner: Ontario Cancer Institute
Princess Margaret Hospital (924-0671)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: MDRA, HDRA

Zoning By-Law District: R3 Z4, R4 Z5

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 6 storey addition to existing hospital.

Project Data (addition only)

Land Area:	9,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	29,100
Storeys:	6		
		Major Components:	
Units:		Institutional-	29,100
UPH:			
N/R Density:	3.1		
Parking:	N/A		

Remarks: Revised scheme under review.

Status: Preliminary Report approved by Buildings and Development Committee June 8, 1977
Applicant not proceeding at this time

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 112 Elizabeth Street Application No: 385051

Application Type: Development Review Date: April 18, 1985
Revised: July 31, 1985

Owner: City of Toronto Non-Profit Housing Corp. (392-7940)

Agent: City of Toronto Non-Profit Housing Corp. (392-7940)

Official Plan Designation: HDMCRA, Sec. 11.127

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0 & 14.0

Site Specific By-Law Provision: 710-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed use assisted housing project.

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	21,200
Storeys:	15		
		Major Components:	
Units:(Rooms)	144	Residential-	13,500
		Office-	1,700
UPH:	610	Retail-	1,700
		Parking-	4,300
N/R Density:	0.8		
Parking:	102		

Remarks:

Status: Under construction.

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 25 & 45 The Esplanade

Application No: 1866
385120

Application Type: Rezoning, O.P.A. and Development Review

Date: July 30, 1985
Revised: Oct. 3, 1985

Owner: Rampart Enterprises Ltd. (486-5211)

Agent: Blake, Cassels & Graydon (Solicitors) (367-0620)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 95.0, 36.5

Site Specific By-Law Provision: 515-76, 576-76, 677-76, 24-77
391-78, 664-78, 879-80, 61-81
145-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 9 storey hotel and a 33 storey 571 unit condominium with 2 levels of commercial uses.

Project Data

Land Area:	13,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	92,500
Storeys:	33 & 9		
		Major Components:	
Units:	571	Residential-	54,700
		Office-	3,700
UPH:	410	Retail-	2,600
		Hotel-	14,800
N/R Density:	1.5	Pedestrian Walkway-	600
		Parking-	15,600
Parking:	401		

Remarks: Application No. 1571 withdrawn.

Status: Hotel part is under construction. Draft By-law for condominium re-affirmed as amended by L.U.C. June 18, 1986. Draft By-laws adopted by L.U.C. December 17, 1986

City Planner: F. Fyles (392-7335) DATA VALID JANUARY 1, 1987

Address: 75 The Esplanade Application No: 1717

Application Type: Rezoning and O.P.A. Date: November 15, 1983

Owner: Chen & Sons Ltd. (865-0818)

Agent: Sears & Russell (Architects) (926-8242)

Official Plan Designation: HDMCRA

Zoning By-Law District: C1 L4 Z5

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision: 515-76, 576-76, 677-76
391-78, 664-78, 879-80
61-81, 116-82, 145-83, 92-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Commercial office building.

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	15,500
Storeys:	8		
		Major Components:	
Units:		Office-	11,000
		Retail-	1,400
UPH:		Other-	3,100
N/R Density:	5.2		
Parking:	65 in St. Lawrence Garage		

Remarks:

Status: By-law 92-85 passed by Council January 18, 1985

City Planner: F. Fyles (392-7335) DATA VALID JANUARY 1, 1987

Address: 77 Front Street E. Application No: 34129
Includes:
Part of 81 Front St. E.

Application Type: Development Review Date: October 12, 1984

Owner: Pacific-Front Holdings Inc. (363-4501)

Agent: Omar Yeung (Architect) (362-1262)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350, CR L1 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Hotel with ground floor retail

Project Data

Land Area:	3,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	20,600
Storeys:	9		
		Major Components:	
Units:		Hotel-	16,800
		Retail-	1,100
UPH:		Parking-	1,700
N/R Density:	4.5		
Parking:	57		

Remarks: Retaining historical facade of 77 Front St. E. Variance granted by C. of A. to increase density to 4.5 and height limit

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Status: Dev. Agree. approved by Council January 18, 1985

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987
N. Massey (392-7862)

Address: 1 Front Street W. Application No: 386084

Application Type: Development Review Date: April 30, 1986

Owner: Her Majesty the Queen in Right of Canada (224-4103)
Public Works - Canada
Agent: Department of Justice - Canada (973-3109)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2800 sq.m. addition and alteration to Customs building

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Site Totals (including above addition)

Land Area:	7,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	43,500
Storeys:	6		
		Major Components:	
Units:		Office-	42,100
		Retail-	
UPH:		Other-	1,400
		Parking-	
N/R Density:	5.4		
Parking:	42 (outside)		

Remarks: Restoring the east, west and north facade to its original look while modernizing the interior.

Status: Under construction.

City Planner: W. Johncox (392-7187) DATA VALID JANUARY 1, 1987

Address: 230 Front Street W. Application No: 1778

Application Type: Rezoning and O.P.A. Date: Sept. 27, 1984

Owner: Canadian Broadcasting Corporation (960-8737)

Agent: Goodman & Goodman (Solicitors) (979-2211)

Official Plan Designation: HDMCRA, Sec. 11.177

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: C.B.C. Broadcast Centre: mixed use office, retail, broadcast facilities, hotel and residential components. No development proposal at this time.

Project Data

Land Area:	37,730 sq.m.	Floor Area: (in sq.m.)	
		Total:	366,000
Storeys:			
		Major Components:	
Units:	250 minimum	Commercial-	169,800
		Institutional-from	113,200
UPH:		to	169,800
		Hotel-	30,200
N/R Density:		Residential-from	52,800
		to	181,100
Parking:			

Remarks: Amendment to O.P. proposed prior to development proposal.

Status: O.P.A. adopted by Council Oct. 8, 1985
Progress Report received by L.U.C. December 4, 1986

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 50 Gerrard Street East
Includes:
380 Church St., 56 Gerrard St. E.

Application No: 385114

Application Type: Development Review

Date: August 1, 1985
Revised: February 18, 1986

Owner: Seafan Investments Inc. (429-3418)

Agent: Martin Tse (Architect) (429-3418)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 415-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use building

Project Data

Land Area:	2,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	13,200
Storeys:	18		
		Major Components:	
Units:	82	Residential-	8,800
		Office-	700
UPH:	345	Retail-	600
		Recreation-	400
N/R Density:	0.6	Other-	400
		Parking-	2,300
Parking:	82		

Remarks: Previous Application Nos. 1499 and 34036. Committee of Adjustment variances granted.

Status: Appl. under consideration by Planning & Development Dept.

City Planner: E. Greenwood (392-7355) DATA VALID JANUARY 1, 1987

Address: 96 Gerrard Street E. Application No: 1808

Application Type: Rezoning Date: January 23, 1985

Owner: Neill-Wycik Co-operative College Inc.

Agent: Lantana Non-Profit Homes Corporation (366-3746)

Official Plan Designation: MDRA, Sec. 11.175

Zoning By-Law District: CR L2 U150, R3 Z3

Zoning By-Law Height District: 18.0, 12.0

Site Specific By-Law Provision: 723-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 6,500 sq.m., 26 unit addition to Neill-Wycik Co-operative with underground parking.

Site Total (including above addition)

Land Area:	2,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,700
Storeys:	22		
		Major Components:	
Units:	228	Residential-	21,800
		Institutional-	600
UPH:	815	Office-	100
		Retail-	600
N/R Density:	0.4	Other-	1,000
		Parking-	1,400
Parking:	71		

Remarks: Development Agreement signed. Applied for Building Permit.

Status: Under construction.

City Planner: B. Leonhardt (392-7187) DATA VALID JANUARY 1, 1987

Address: 33, 43 Gerrard Street W.

Application No: 1551
34002
34003

Application Type: Rezoning, O.P.A. and Development Review

Date: July 30, 1981
Revised: Jan. 17, 1984
April 4, 1984

Owner: Chelsea Inn (595-1975)

Agent: Crang & Boake (Architects) (449-1203)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.157

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 284-80, 440-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 32,000 sq.m. addition to Chelsea Inn, 32,500 sq.m. office development at Bay/Walton and 1,300 sq.m. office/retail building on Elm Street.

Site Totals (including above addition)

Land Area:	12,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	127,000
Storeys:	26, 20		
		Major Components:	
Units:	1,590 rooms	Chelsea Inn	
		Hotel-	74,000
UPH:	N/A	Parking-	15,200
		Bay/Walton	
N/R Density:	7.8	Office-	32,500
		Elm Street	
Parking:	596	Office-	900
		Retail-	400

Remarks: Closing of part of Walton St. and Heritage Easement Agreement for 8-12 Elm St.

Status: By-law passed by Council June 17, 1985

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 17 Gould Street Application No: 386140

Application Type: Development Review Date: July 21, 1986

Owner: Board of Governors, Ryerson Polytechnical Institute (979-5004)

Agent: Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480, USO

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 97-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: A 3 storey above ground parking garage with book store on ground level at Gould St. end.

Project Data

Land Area:	4,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	9,800
Storeys:	3		
		Major Components:	
Units:		Retail-	1,100
		Parking-	8,700
UPH:			
N/R Density:	2.2		
Parking:	380		

Remarks:

Status: Application under consideration by Planning & Development Dept. Report adopted by L.U.C. December 3, 1986

City Planner: N. Massey (392-7862)
B. Krog (392-7862)

DATA VALID JANUARY 1, 1987

Address: 50 Gould Street Application No: 385070

Application Type: Development Review Date: May 9, 1985

Owner: Board of Governors, (979-5058)
Ryerson Polytechnical Institute

Agent:

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 7350, UOS

Zoning By-Law Height District: 23.0, 14.0

Site Specific By-Law Provision: 97-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 17,000 sq.m. underground athletic facilities addition to academic building.

Site Total (including above addition)

Land Area:	28,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	56,700
Storeys:	3		
		Major Components:	
Units:		Institutional-	56,700
UPH:			
N/R Density:	2.0		
Parking:	4 (outside)		

Remarks:

Status: Under construction.

City Planner: M. Snell (392-7187) DATA VALID JANUARY 1, 1987

Address: 9 Grenville Street Application No: 386027

Application Type: Development Review Date: Feb 11, 1986
Revised: May 20, 1986

Owner: Mustafa Zniber (961-0601)

Agent: Landbar Developments Ltd. (653-2670)
Steven Eskind, Architect (593-1621)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use.

Project Data

Land Area:	400 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,700
Storeys:	4		
		Major Components:	
Units:	2	Residential-	300
		Office-	700
UPH:	45	Retail-	200
		Other-	400
N/R Density:	2.1	Parking-	100
Parking:	8		

Remarks:

Status: Report adopted by L.U.C. July 16, 1986.

City Planner: B. Rozalska (392-7187) DATA VALID JANUARY 1, 1987

Address: 77, 99 Harbour Square

Application No: 1502
386168

Application Type: Rezoning and Development Review

Date: December 22, 1980
December 10, 1986

Owner: Graywood Development Ltd. (861-0333)

Agent: Blott Fejer (Solicitors) (364-7707)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V1

Zoning By-Law Height District:

Site Specific By-Law Provision: 255-69, 214-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Twin residential condo towers.

Project Data

Land Area:	9,446 sq.m.	Floor Area: (in sq.m.)	
		Total:	98,547
Storeys:	39		
		Major Components:	
Units:	812	Residential-	78,534
		Retail-	1,720
R Density:	8.3	Parking-	18,293
N/R Density:			
Parking:	808		

Remarks: Existing 1982 Development Agreement and Building Scheme Agreement.

Status: Application under consideration by Planning & Development Department.

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 20, 60 Harbour St. Application No: 1773
Includes: 30 Bay St. and part of 11 Bay St.

Application Type: Rezoning and O.P.A. Date: Aug. 2, 1984
Revised: Feb. 3, 1985

Owner: Toronto Harbour Commission & (863-2028)
York-Hannover Developments Ltd. (864-0164)

Agent: Blott, Fejer (Solicitors) (364-7707)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V1, C1 L0.5

Zoning By-Law Height District:

Site Specific By-Law Provision: 276-76

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 1. 60 Harbour St. - 67,100 sq.m. bldg. addition to 4,000 sq.m. existing bldg., office & retail use; 2. 20 Harbour St. - 2 office bldgs. with retail; 3. 2 Yonge St. (temporary address) - 2 apartment bldgs. with retail. All additions in 5 towers.

Site Totals (including all additions)

Land Area:	33,359 sq.m.	Floor Area: (in sq.m.)	
		Total:	280,600
Storeys:	22-29		
		Major Components:	
Units:	700 maximum	Residential-	65,000
		Office-	150,100
UPH:	210 maximum	Retail-	11,300
		Health Club-	3,800
N/R Density:	4.95	Parking-	45,700
Parking:	1,165		

Remarks: The World Trade Centre. Separate listing for Phase 1.

Status: By-laws adopted by Council December 1, 1986

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 60 Harbour St., 30 Bay St.

Application No: 386088

Application Type: Development Review

Date: May 7, 1986

Owner: Toronto Harbour Commission & (363-2000)
York-Hannover Developments Ltd. (864-0164)

Agent: Blott, Fejer (Solicitors) (364-7707)

Official Plan Designation: Central Harbour

Zoning By-Law District: C1 V1, C1 L0.5

Zoning By-Law Height District:

Site Specific By-Law Provision: 276-76

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 63,200 sq.m. office-retail addition to the existing Harbour Commission building.

Project Data

Land Area:	7,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	67,100
Storeys:	28		
		Major Components:	
Units:		Residential-	
		Office-	
UPH:		Retail-	
		Other-	
N/R Density:		Parking-	
Parking:	279		

Remarks: 60 Harbour St. is a listed building. Phase 1 of the World Trade Centre project.

Status: By-laws adopted by Council December 1, 1986.

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 128 Hazelton Avenue Application No: 34127

Application Type: Development Review Date: Oct. 5, 1984

Owner: Hakim Optical (439-9821)

Agent: W. Azzalino (Architect) (475-5580)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U100

Zoning By-Law Height District: 14.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office, retail and manufacturing building

Project Data

Land Area:	600 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,300
Storeys:	3		
		Major Components:	
Units:		Office-	600
		Retail-	500
UPH:		Parking-	600
		Manufacturing-	600
N/R Density:	2.3		
Parking:	18 (inside) 2 (outside)		

Remarks:

Status: Under construction.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 70 Homewood Avenue — Application No: 1239
Includes: 3 to 15 Maitland Pl.,
8 to 22 Suffolk St., 54 to 80 Homewood Ave.

Application Type: Rezoning — Date: November 18, 1976
Revised: June 25, 1982

Owner: Howard Investments Ltd. (967-5990)

Agent: John Cowle (Architects) (363-9343)

Official Plan Designation: HDRA

Zoning By-Law District: R3 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 522-83

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 21 storey condominium, a 5 storey building with 34 grade related units, and open space. Retention of an historic building.

Project Data

Land Area:	9,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	34,800
Storeys:	21		
		Major Components:	
Units:	314	Residential-	23,400
		Recreation-	2,700
UPH:	330	Retail-	1,900
		Park land-	1,600
N/R Density:	0.5	Parking-	6,800
Parking:	288 (inside)		
	7 (outside)		

Remarks: Part of Homewood Jarvis concept plan.

Status: By-law approved by O.M.B.
Applicant not proceeding

City Planner: S. Bede (392-7355) DATA VALID JANUARY 1, 1987

Address: 84 Jarvis Street
Includes: 110 Lombard St.

Application No: 1909
385102

Application Type: Rezoning, O.P.A. and Development Review

Date: January 31, 1986

Owner: Mentor Hosts Ltd. (The Second City) (863-1162)
The City of Toronto (392-7132)
Agent: The Thom Partnership (Architects) (862-0926)

Official Plan Designation: MDMCRA, Sec. 11.186 (pending)

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 1000 sq.m. restaurant/tavern addition to the 1400 sq.m. City owned firehall building operated by The Second City.

Site Totals (including above addition)

Land Area:	1200 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,400
Storeys:	3		
		Major Components:	
Units:		Theatre/Restaurant-	2,300
		Other-	100
UPH:			
N/R Density:	2.0		
Parking:	6 (outside)		

Remarks: Firehall is designated. Part of public lane to be closed.

Status: OP, Site Plan By-law and Development Review Report adopted by Council Aug. 11, 1986. Intent to designate approved by Council May 20, 1986.

City Planner: B. Krog (392-7862)

DATA VALID JANUARY 1, 1987

Address: 240 Jarvis Street
Includes:
246 Jarvis St.

Application No: 34155

Application Type: Development Review

Date: Nov. 23, 1984
Revised: April 4, 1986

Owner: Huang & Danczkay Ltd. (923-2779)

Agent: Huang & Danczkay Ltd. (923-2779)

Official Plan Designation: HDRA & MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 300 room hotel and a condominium apartment building with joint underground parking.

Project Data

Land Area:	3,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	20,600
Storeys:	11, 10		
		Major Components:	
Units:	55	Residential-	6,100
	300 hotel rooms	Hotel-	9,700
UPH:	160	Parking-	4,600
N/R Density:	2.9		
Parking:	107		

Remarks:

Status: Under construction.

City Planner: B. Rozalska (392-7187) DATA VALID JANUARY 1, 1987

Address: 272 Jarvis Street
Includes: 266, 276 Jarvis St.,
181 Mutual St.

Application No: 386051

Application Type: Development Review

Date: March 24, 1986
Revised: June 11, 1986

Owner: 649662 Ontario Ltd. (673-1866)

Agent: Kirshenblatt Korman Maniates, (Arch. & Plan.) (485-4900)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium.

Project Data

Land Area:	2,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	19,300
Storeys:	13		
		Major Components:	
Units:	156	Residential-	11,600
		Retail-	100
R Density:	4.0	Other-	1,000
		Parking-	6,600
N/R Density:			
Parking:	83 (inside) 9 (outside)		

Remarks:

Status: Under consideration.

City Planner: N. Massey (392-7862) DATA VALID JANUARY 1, 1987

Address: 300, 308 Jarvis Street Application No: 1969

Application Type: Rezoning, and Development Review Date: December 30, 1986

Owner: Standard Trust Co. (868-6900)

Agent: Lyons Goodman Iacono Smith and Berkow (Solicitors) (869-0123)

Official Plan Designation: MDMCRA, MDRA, Sec. 11.112

Zoning By-Law District: CR L1 U350, R3 Z3 & Z4

Zoning By-Law Height District: 30.5, 12.0

Site Specific By-Law Provision: 725-81, 87-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 16,700 sq. m. residential building addition to existing historic hotel.

Site Totals (including above addition)

Land Area:	4,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,200
Storeys:	18		
		Major Components:	
Units:	124	Residential-	12,400
		Hotel-	6,500
UPH:	300	Recreation-	2,400
		Other-	1,900
R Density:	3.0	Parking - unknown	
N/R Density:	1.5		
Parking:	98		

Remarks: Revisions to approved 1981 scheme.

Status: Application under consideration by Planning & Dev. Dept.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 314 Jarvis Street Application No: 386141

Application Type: Development Review Date: July 28, 1986

Owner: Dr. Z. A. Verbic THTTI Ltd. (922-1585)

Agent: John Cowle (Architect) (363-9343)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1 U350

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 600 sq. m. commercial use addition to office building.

Site Total (including above addition)

Land Area:	500 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,600
Storeys:	3		
		Major Components:	
Units:		Office-	1,500
		Parking-	100
UPH:			
N/R Density:	2.7		
Parking:	7		

Remarks:

Status: Application under consideration by Planning & Dev. Dept. New application will be submitted.

City Planner: E. Greenwood (392-7355) DATA VALID JANUARY 1, 1987

Address: 404 Jarvis Street
Includes:
400, 406 Jarvis St.

Application No: 385123

Application Type: Development Review

Date: Aug. 20, 1985
Revised: March 26, 1986

Owner: The National Ballet School (964-3780)

Agent: A.J. Diamond and Partners (Architects) (862-8800)
Goodman and Goodman (Solicitors) (979-2211)

Official Plan Designation: MDMCRA, Sec. 11.115

Zoning By-Law District: R3 Z3, R3 Z4

Zoning By-Law Height District: 12.0, 30.5

Site Specific By-Law Provision: 148-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2,300 sq.m. school building addition to a historic building

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Site Total (including above addition)

Land Area:	2,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,100
Storeys:	3		
		Major Components:	
Units:		School-	4,100
UPH:			
N/R Density:	1.6		
Parking:			

Remarks:

Status: Under construction.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 440 Jarvis Street Application No: 386221

Application Type: Development Review Date: November 21, 1986

Owner: C.M. Hincks Treatment Centre (924-1164)

Agent: Shore Tible Henschel Irwin Peters (Architects) (922-7711)

Official Plan Designation: HDRA

Zoning By-Law District: R4 Z4

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Addition to Treatment Centre for educational and clinical uses.

Site Total (including above addition)

Land Area:	2,053 sq.m.	Floor Area: (in sq.m.)	
		Total:	5,131
Storeys:	5 (+ basement)		
		Major Components:	
Units:		Clinic-	4,946
		Parking-	184
UPH:			
N/R Density:	2.5		
Parking:	12		

Remarks:

Status: Application under consideration by Planning & Development Department.

City Planner: B. Rozalska (392-7187) DATA VALID JANUARY 1, 1987

Address: 70 King Street E. Application No: 1536
Includes:
92 King St. E.

Application Type: Rezoning and O.P.A. Date: May 19, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA, Sec. 11.20

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use project of 2 buildings

Project Data

Land Area:	7,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	69,100
Storeys:	18 & 11		
		Major Components:	
Units:	54	Residential-	13,600
		Office-	36,600
UPH:	75	Retail-	1,900
		Park - L.A.-	800
N/R Density:	5.4	Other-	3,900
		Parking-	13,100
Parking:	352		

Remarks: Application includes 25 Richmond St. E. and 10 Court St. Transfer of density. City to acquire 10 Court St. for park.

Status: Final Report adopted by L.U.C. Aug. 9, 1982.
Applicant not proceeding

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987

Address: 101 King Street E. Application No: 1390
Includes:
101 King St. E.
54, 56, 60, 70 Colborne St.

Application Type: Rezoning and O.P.A. Date: January 15, 1979
Revised: Oct. 21, 1983

Owner: Percy Weinstein et al (781-2266)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.130

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision: 522-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use, condominium

Project Data

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	12,700
Storeys:	9		
		Major Components:	
Units:	25 approx.	Residential-	3,400
		Office-	7,200
UPH:	145 approx.	Retail-	500
		Other-	1,100
N/R Density:	4.5	Parking-	1,500
Parking:	65		

Remarks: Density limited to 4.5 commercial and 2.0 residential.
Development Review application to follow later.

Status: By-laws passed. Applicant not proceeding

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987
N. Massey (392-7862)

Address: 44 King Street W. Application No: 1633
Includes: 26,30,32,34,36,44 King St. W.
11,11R,17,21,23,25,29 Adelaide St.W.
102,106 Yonge St., 303 Bay St.

Application Type: Rezoning, O.P.A. and Development Review Date: August 20, 1982
Revised: January 17, 1984

Owner: The Bank of Nova Scotia (866-3733)

Agent: Campeau Corp. (868-6460)

Official Plan Designation: Financial District, Sec.11.152, 11.153

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: No limit

Site Specific By-Law Provision: 503-84, 504-84, 507-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 66 storey office building with retail at grade retaining existing Bank of Nova Scotia building, the National Club and portions of other historic buildings

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Project Data

Land Area:	13,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	263,500
Storeys:	68		
		Major Components:	
Units:		Office-	198,300
		Retail-	10,300
UPH:		Daycare-	700
		Other-	23,600
N/R Density:	16.1	Parking-	30,600
Parking:	457+		

Remarks: Transfer of development rights from 10 Bay St. to site and closing of Johnson St. & parts of two lanes. D.A. land area 12,200 sq.m.

Status: Under construction.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 255 King Street W. Application No: 37006
Includes:
255, 275 King St. W.

Application Type: Development Review Date: January 31, 1977

Owner: Marathon Realty Co. (863-4164)

Agent: Arthur Erickson (Architect) (967-4477)

Official Plan Designation: HDMCRA, Sec. 11.12

Zoning By-Law District: C3 V3

Zoning By-Law Height District:

Site Specific By-Law Provision: 674-76 and
O.M.B. Orders: R761110 February 8, 1979
R783349 October 10, 1980

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 3 office buildings with public park within the block

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Project Data

Land Area:	23,570 sq.m.	Floor Area: (in sq.m.)	
		Total:	144,000
Storeys:	16		
		Major Components:	
Units:		Office-	105,400
		Retail-	3,200
UPH:		Parking-	35,400
N/R Density:	4.6		
Parking:	1,090		

Remarks: Known as the Marathon Downtown West Development.

Status: Development Agreement signed
Applicant not proceeding

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 95 Lombard Street Application No: 386219
Includes: 120, 134 Adelaide St. E.,
76 Jarvis Street

Application Type: Development Review Date: November 20, 1986

Owner: Ronto Development Corporation (591-6584)

Agent: Diamond Fairbairn & Steinberg (Solicitors) (366-8000)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0, 23.0

Site Specific By-Law Provision: 245-86

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Includes a 196 room hotel, a residential condominium and commercial uses in 3 building.

Site Totals (including above addition)

Land Area:	3,488 sq.m.	Floor Area: (in sq.m.)	
		Total:	26,345
Storeys:	15, 14, 3 (+3 bsmt.)		
		Major Components:	
Units:	65	Residential-	6,547
		Hotel-	7,868
UPH:	185	Office-	1,888
		Retail-	882
R Density:	1.88	Parking-	7,296
		Other-	1,867
N/R Density:	3.0		
Parking:	150		

Remarks: Retaining 134 Adelaide St. E., the designated Tom Taylor building. Previous application 385080. This application to increase the number of residential units.

Status: Rezoning approved. Under construction. This application is under consideration by Planning & Development Dept.

City Planner: N. Massey (392-7862) DATA VALID JANUARY 1, 1987

Address: 21 Maitland Street
Includes: 10, 16 Alexander St.
15, 19, 21, 25, 27 Maitland Street

Application No: 1284
31126

Application Type: Rezoning, O.P.A. and Development Review

Date: January 17, 1977
December 3, 1981

Owner: Fordingbridge Holdings Ltd. (487-3861)

Agent: Orkin Jaffary (Solicitors) (363-8836)

Official Plan Designation: HDRA, Sec. 11.69

Zoning By-Law District: R3 Z4, G

Zoning By-Law Height District: 18.0, 30.5

Site Specific By-Law Provision: 511-82, 520-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium. Project also includes retention of TWP theatre and conveyance of land to City for parks purposes.

Project Data

Land Area:	4,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	21,400
Storeys:	16		
		Major Components:	
Units:	91	Residential-	16,300
		Recreation-	300
UPH:	190	Other-	1,000
		Parking-	3,600
N/R Density:	0.1		
Parking:	88		

Remarks: See also 519, 521 & 523 Yonge St.

Status: Under construction. Report on condominium application approved by L.U.C. June 18, 1986.

Address: 26 McAlpine Street,
110 Davenport Rd.

Application No: 1834

Application Type: Rezoning and O.P.A.

Date: Mar. 22, 1985
Revised: Sept. 20, 1985

Owner: 576923 Ontario Ltd.

Agent: Goodman & Goodman (Solicitors) (979-2211)
Barton Myers Associates (Architects) (977-5101)

Official Plan Designation: MDRA, Sec. 11.179

Zoning By-Law District: R4 Z4

Zoning By-Law Height District:

Site Specific By-Law Provision: 86-86

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office bldg. with residential unit. Proposed inclusion of landmark clock tower.

Project Data

Land Area:	300 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,000
Storeys:	4.5		
		Major Components:	
Units:	1	Residential-	200
		Office-	600
UPH:	40	Parking-	100
		Other-	100
N/R Density:	2.5		
Parking:	3		

Remarks:

Status: By-laws approved.
Committee of Adjustment variance granted.

Address: 29 McCaul Street Application No: 386223

Application Type: Development Review Date: December 11, 1986

Owner: 29 McCaul Co-op Housing (366-3746)

Agent: David Oleson (Architect) (868-6373)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Non-profit Co-operative building with minimal retail area.

Project Data

Land Area:	457 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,465
Storeys:	7		
		Major Components:	
Units:	24	Residential-	2,266
		Other-	199
UPH:	525		
N/R Density:	0.1		
Parking:			

Remarks: Application is for amendment to previously approved and registered Development Agreement under Application 1878 for 30 St. Patrick St. and 29 McCaul St.

Status: Application under consideration by Planning & Development Department.

Address: 10 Phipps Street
Includes:
11 St. Joseph Street

Application No: 1865

Application Type: Rezoning and O.P.A.

Date: July 26, 1985

Owner: Dovestar Developments Limited (923-6383)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: MDMCRA, Sec. 11.24

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 23.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use.

Project Data

Land Area:	1,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	18,700
Storeys:	13		
		Major Components:	
Units:	155	Residential-	13,000
		Office-	800
UPH:	855	Retail-	300
		Parking-	4,300
N/R Density:	0.6		
Parking:	81		

Remarks: New application will be submitted.

Status: Refused by L.U.C. Oct. 9, 1985

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: Queen, Dalhousie, Shuter and Mutual Streets Block

Application No: 1973

Application Type: Rezoning

Date: December 11, 1986

Owner: Duration Investments Ltd. (425-4053)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.18

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 742-79, 61-80, 456-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers with joint underground parking.

Project Data

Land Area:	7,279 sq.m.	Floor Area: (in sq.m.)	
		Total:	x
Storeys:	18 & 19		
		Major Components:	
Units:	626	Residential-	61,463
		Parking-	x
UPH:			
N/R Density:			
		x Not yet known	
Parking:	593		

Remarks: Previous application under No. 1359. Excluded from this new application are the Queen St. E. frontage and the site of the previously demolished church.

Status: Application under consideration by Planning & Dev. Dept.

City Planner: B. Krog (392-7862)
N. Massey (392-7862)

DATA VALID JANUARY 1, 1987

Address: Queen, Dalhousie, Shuter and Mutual Streets Block

Application No: 1359

Application Type: Rezoning

Date: September 13, 1978

Owner: Duration Investments Ltd. (425-4053)

Agent: Weir and Foulds (Solicitors) (595-1595)

Official Plan Designation: MDMCRA, Sec. 11.18

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 742-79, 61-80, 456-81

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 2 residential towers and a 3 storey commercial building with joint underground parking, excludes site of former church, now demolished.

Project Data (* = Estimated)

Land Area:	8,900* sq.m.	Floor Area: (in sq.m.)	
		Total:	86,000
Storeys:	17 & 3		
		Major Components:	
Units:	418	Residential-	62,300
		Office-	3,800
UPH:	470*	Retail-	700
		Parking-	19,000
N/R Density:	0.5*		
Parking:	444		

Remarks: New application for a reduced site area is under No. 1973

Status: Applicant not proceeding at this time.

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987

Address: 219 Queens Quay W. Application No: 385110

Application Type: Development Review Date: July 29, 1985

Owner: Harbourfront Corporation (364-7127)
Bata Shoe Museum Foundation (446-2011)

Agent:

Official Plan Designation: Central Harbour

Zoning By-Law District: Harbourfront

Zoning By-Law Height District:

Site Specific By-Law Provision: 569-80 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Museum.

Project Data

Land Area:	2,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,200
Storeys:	1		
		Major Components:	
Units:		Institutional-	2,100
		Office-	100
UPH:			
N/R Density:	0.9		
Parking:			

Remarks:

Status: Applicant not proceeding.

City Planner: W. Johncox (392-7187) DATA VALID JANUARY 1, 1987

Address: 29 Queen Street E. Application No: 385029

Application Type: Development Review Date: March 7, 1985
Revised: Sept. 16, 1985

Owner: City of Toronto
Parking Authority of Toronto (923-6616)

Agent: John Cowle (Architect) (963-9343)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 4 storey 5 level parking garage with retail at grade on Queen & Richmond frontages, plus 2 partial floors of offices on the Queens St. side.

Project Data

Land Area:	3,200 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,000
Storeys:	4		
		Major Components:	
Units:		Office-	1,400
		Retail-	500
UPH:		Parking-	14,100
N/R Density:	4.0		
Parking:	480		

Remarks:

Status: Under construction

Address: 129 Queen Street E. Application No: 33094
Includes: 120 Richmond St. E.

Application Type: Development Review Date: Nov. 10, 1983

Owner: Ontario Consolidated Realty Investments Ltd. (967-6470)

Agent: Diamond, Fairbairn, Shapiro & Steinberg (Solicitors) (368-8000)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Mixed use rental building

Project Data

		Floor Area: (in sq.m.)	
Land Area:	700 sq.m.	Total:	2,500
Storeys:	7		
		Major Components:	
Units:	3	Residential-	300
		Office-	1,600
UPH:	40	Retail-	200
		Parking-	400
N/R Density:	2.5		
Parking:	7		

Remarks: Obtained C. of A. approval to exceed non-residential G.F.A.

Status: Applicant not proceeding

City Planner: W. Johncox (392-7187) DATA VALID JANUARY 1, 1987

Address: 174-176 Queen Street W. Application No: 34042

Application Type: Development Review Date: March 29, 1984

Owner: The Canada Life Assurance Co. (597-1456)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: LDMCRA

Zoning By-Law District: CR L2 U200

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A 3 storey building to contain day nursery, retail and office use

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Project Data

Land Area:	400 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,100
Storeys:	3		
		Major Components:	
Units:		Office-	300
		Retail-	100
UPH:		Day Care-	700
N/R Density:	2.7		
Parking:			

Remarks: Nursery facilities for the Canada Life project.

Status: Report adopted by L.U.C. March 26, 1986.

City Planner: P. Byrne (392-7339) DATA VALID JANUARY 1, 1987

Address: Railway Lands Application No: 1677
Includes: Yonge St. to Bathurst St.
from Front St. to Lakeshore Blvd.

Application Type: Rezoning and O.P. Part II Date: Mar. 22, 1983

Applicant: Marathon Realty Co. Ltd. & C.N.R.

Agent: Blake, Cassels & Graydon (Solicitors) (863-2788)

Official Plan Designation: Railway Lands, Sec. 5.20

Zoning By-Law District: C2 V3, C3 V3, C3 V4

Zoning By-Law Height District:

Site Specific By-Law Provision: 610-85, 611-85, 612-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Railway Lands Part II Development Concept. A comprehensive proposal for the redevelopment of the Railway Lands. It includes plans for streets, blocks, land use, and parks and open space. Since January 1985, also includes the "Domed Stadium" proposition.

Remarks: Landowners are: CN, CP, TTR, THC, City of Toronto, Metropolitan Toronto, Federal Government, Wittington Investments (Loblaws) and Globe Realty.

Status: Approved by O.M.B. December 3, 1986.

City Planner: B. Shalka (392-7611) DATA VALID JANUARY 1, 1987

Address: 25 Richmond Street East
Includes:
20, 26 Lombard Street

Application No: 1536

Application Type: Rezoning

Date: May 27, 1981

Owner: Citicom Inc. (367-9795)

Agent: Weir & Foulds (Solicitors) (595-1595)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: A mixed commercial-residential project retaining a historical building on site.

Project Data

Land Area:	3,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,100
Storeys:	19		
		Major Components:	
Units:	305	Residential-	14,000
		Institutional-	4,600
UPH:	1,000	Office-	300
		Retail-	1,400
N/R Density:	2.1	Other-	500
		Parking-	2,300
Parking:	70		

Remarks: Joint application with 70 King St. E. and 10 Court St.

Status: Final Report adopted by L.U.C. Aug. 9, 1982
Applicant not proceeding

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987

Address: 1 St. Thomas Street — Application No: 1932
Includes: 76, 78, 80 Charles St. W.

Application Type: Rezoning and O.P.A. — Date: June 4, 1986
Revised: September 17, 1986

Owner: One St. Thomas Ltd. (968-1771)

Agent: Goodman & Carr (Solicitors) (595-2300)

Official Plan Designation: HDMCRA, LDMCRA, Sec. 11.16

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 11.6

Site Specific By-Law Provision: 850-79, 918-79
(for previous application)

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 16,700 sq. m. addition to the retained 3 historical buildings.

Site Totals (including above addition)

Land Area:	2,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	17,700
Storeys:	7		
		Major Components:	
Units:	-	Office-	8,900
		Retail-	2,600
UPH:	-	Other-	1,000
		Parking-	5,200
N/R Density:	4.4		
Parking:	122		

Remarks: Superseding Application No. 1681 for a mixed use building.

Status: Preliminary Report adopted by L.U.C. September 24, 1986.

Address: 16 St. Thomas Street

Application No: 1344

Application Type: Rezoning

Date: June 15, 1978
Revised: Aug. 28, 1985

Owner: Windsor Arms Hotel Ltd. (979-2341)

Agent: Gardiner, Roberts (Solicitors) (367-0620)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U350

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 215-86

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 7,500 sq.m. addition on top of the existing 81 room 4 storey hotel. A listed building.

Site Totals (including above addition)

Land Area:	1,700 sq.m.	Floor Area: (in sq.m.)	
		Total:	12,200
Storeys:	20		
		Major Components:	
Units:	180 rooms	Hotel-	12.200
UPH:			
N/R Density:	7.3		
Parking:			

Remarks: 35 spaces to be provided off site.

Status: By-law approved by O.M.B.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 23 St. Thomas Street Application No: 1703

Application Type: Rezoning and Development Review Date: August 15, 1983

Owner: 505 Project Ltd.
301090 Ontario Ltd.
Milev Ltd.

Agent: Famous Players Development Corp. (925-3211)
Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 80 room hotel.

Project Data

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	5,900
Storeys:	13		
		Major Components:	
Units:		Hotel-	5,200
		Parking-	700
UPH:			
N/R Density:	7.8		
Parking:	16		

Remarks: Famous Players Development Corp. is 100 year leaseholder.

Status: Preliminary Report adopted by L.U.C. Sept. 21, 1983
Applicant not proceeding

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 53 Simcoe Street
Includes:
145 Wellington St. W.

Application No: 34104

Application Type: Development Review

Date: Dec. 7, 1984

Owner: Chillwood Investments Ltd. (635-7520)

Agent: H. & R. Developments (635-7520)
Blott Fejer (Solicitors) (364-7707)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with retail

Project Data

Land Area:	1,600 sq.m.	Floor Area: (in sq.m.)	
		Total:	18,200
Storeys:	13		
		Major Components:	
Units:		Office-	15,100
		Retail-	400
UPH:		Other-	100
		Parking-	2,600
N/R Density:	9.9		
Parking:	60		

Remarks:

Status: Under construction

City Planner: W. Johncox (392-7187)

DATA VALID JANUARY 1, 1987

Address: 172,180,190 Simcoe Street

Application No: 1698
33059

Application Type: Rezoning, O.P.A. and Development Review

Date: July 13, 1983
July 14, 1983

Owner: Canada Life Assurance Co. (597-1456)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: MDMCRA, Sec. 11.12

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 17,000 sq.m. addition to office building.

Site Totals (including above additions)

Land Area: 12,000 sq.m.

Storeys:

Units:

UPH:

N/R Density: 3.9

Parking:

Floor Area: (in sq.m.)

Total:	48,100
Major Components:	
Office-	36,700
Parking-	11,400

Remarks:

Status: Final Report approved by Council May 14, 1984

City Planner: H. Bulat (392-7339)

DATA VALID JANUARY 1, 1987

Address: 248 Simcoe Street

Application No: 1910

Application Type: Rezoning, O.P.A. and

Date: Jan. 31, 1986

Owner: 592423 Ontario Inc. (789-3465)

Agent: Michael H. K. Wong (Architect) (598-0182)
Aird & Berlis (Solicitors) (364-1241)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 36.5

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential buildings.

Project Data

Land Area:	1,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	13,200
Storeys:	14		
		Major Components:	
Units:	88	Residential-	10,600
		Parking-	2,600
UPH:	645		
N/R Density:			
Parking:	62		

Remarks: Joint application with 444 University Ave. Assisted housing being considered for this site.

Status: Preliminary Report adopted by L.U.C. May 7, 1986

City Planner: H. Bulat (392-7339)

DATA VALID JANUARY 1, 1987

Address: 10 Toronto Street Application No: 34051

Application Type: Development Review Date: April 24, 1984

Owner: Argus Corporation Ltd. (363-8721)

Agent: The Jackson-Lewis Co. Ltd. (964-1154)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 400 sq.m. addition to office building.

Site Totals (including above addition)

Land Area:	1,100 sq.m.	Floor Area: (in sq.m.)	
		Total:	1,800
Storeys:	3		
		Major Components:	
Units:		Office-	1,100
		Other-	700
UPH:			
N/R Density:	1.0		
Parking:	14 (outside)		

Remarks: A listed building.

Status: Delegated approval by Commissioner of Planning and Development Dept. Aug. 8, 1984. Applicant not proceeding

City Planner: B. Krog (392-7862) DATA VALID JANUARY 1, 1987

Address: 154 University Avenue Application No: 386064

Application Type: Development Review Date: April 7, 1986

Owner: Rostland Corporation (862-7150)

Agent: Zeidler Roberts Partnership (Architects) (596-8300)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 61.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Commercial.

Project Data

Land Area:	800 sq.m.	Floor Area: (in sq.m.)	
		Total:	8,200
Storeys:	11		
		Major Components:	
Units:		Office-	5,900
		Retail-	100
UPH:		Other-	1,400
		Parking-	800
N/R Density:	7.4		
Parking:	25		

Remarks:

Status: Appl. under consideration by Planning & Development Dept.

City Planner: S. Sane (392-7187) DATA VALID JANUARY 1, 1987

Address: 361 University Avenue Application No: 34101

Application Type: Development Review Date: July 30, 1984

Owner: Province of Ontario (965-2137)

Agent: NORR (Architects) (977-1266)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 2,800 sq.m. addition to Courthouse building.

Site Totals (including above addition)

Land Area:	14,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	39,600
Storeys:	7		
		Major Components:	
Units:		Office-	34,100
		Other-	1,700
UPH:		Storage-	3,800
N/R Density:	2.4		
Parking:			

Remarks:

Status: Under construction

City Planner: W. Johncox (392-7187) DATA VALID JANUARY 1, 1987

Address: 444 University Avenue — Application No: 1910
Includes: 434, 454 University Ave.

Application Type: Rezoning & O.P.A. — Date:

Owner: 592423 Ontario Ltd. (789-3465)

Agent: Michael H. K. Wong (Architects) (598-0182)
Aird & Berlis (Solicitor) (364-1241)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Commercial building.

Project Data

Land Area:	2,800 sq.m.	Floor Area: (in sq.m.)	
		Total:	29,300
Storeys:	17		
		Major Components:	
Units:		Office-	18,000
		Retail-	1,800
UPH:		Other-	3,400
		Parking-	5,000
N/R Density:	8.5	Walkway-	1,100
Parking:	120		

Remarks: Joint application with 248 Simcoe Street, an assisted housing project.

Status: Preliminary Report adopted by L.U.C. May 7, 1986.

City Planner: H. Bulat (392-7339) DATA VALID JANUARY 1, 1987

Address: 525 University Avenue Application No: 1686

Application Type: Rezoning and O.P.A. Date: May 19, 1983

Owner: 525 University Ltd. (365-9595)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: HDMCRA, Sec. 11.150

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 367-84

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building

Project Data

Land Area:	2,300 sq.m.	Floor Area: (in sq.m.)	
		Total:	25,600
Storeys:	15		
		Major Components:	
Units:		Office-	17,200
		Retail-	800
UPH:		Other-	2,100
		Parking-	5,500
N/R Density:	8.0		
Parking:	184		

Remarks:

Status: By-laws passed by Council May 15, 1984
Applicant not proceeding.

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 555 University Avenue Application No: 386207

Application Type: Development Review Date: November 3, 1986

Owner: Hospital for Sick Children (597-1500)

Agent: Zeidler Roberts Partnership (Architects) (596-8300)

Official Plan Designation: Institutional District

Zoning By-Law District: CR L5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: An 8 storey 51,549 sq. m. hospital use addition to hospital. It requires extensive demolition.

Site Totals (including above addition)

Land Area: 27,040 sq.m.

Storeys: 14 + (5 bsmt.)

Units:

UPH:

N/R Density: 4.5

Parking: 963

Floor Area: (in sq.m.)

Total: 121,238

Major Components:

Hospital- 77,868

Parking- 43,370

Remarks:

Status: Application under consideration by Planning and Development Department.

City Planner: S. Hiley (392-7187) DATA VALID JANUARY 1, 1987

Address: 277 Victoria Street

Application No: 1818
38021

Application Type: Rezoning and O.P.A.

Date: January 28, 1985
Revised: February 12, 1985

Owner: Inaugural Investments Ltd. (920-8880)

Agent: W. Vaughan (Solicitor) (863-0711)

Official Plan Designation: MDMCRA, Sec. 11.155

Zoning By-Law District: CR L2 U350

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision: 595-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 3,800 sq.m. office and athletic club addition on 4 floors to office bldg.

Site Total (including above addition)

Land Area: 1,000 sq.m.

Storeys: 10

Units:

UPH:

N/R Density: 9.4

Parking:

Floor Area: (in sq.m.)

Total:	10,300
Major Components:	
Office-	8,000
Retail-	500
Other-	700
Sports club-	1,000

Remarks:

Status: By-law passed and Dev. Agree. approved by L.U.C. June 19, 1985. Applicant not proceeding.

City Planner: N. Massey (392-7862)

DATA VALID JANUARY 1, 1987

Address: 15 Wellesley Street E. Application No: 1682

Application Type: Rezoning, O.P.A. and Development Review Date: April 21, 1983 Revised: Aug. 24, 1984

Owner: City of Toronto (Parking Authority)

Agent: City of Toronto (392-7374)
Non-Profit Housing Corp. (Cityhome)

Official Plan Designation: HDRA, Sec. 11.163

Zoning By-Law District: R3 Z3

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 462-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 18 and 15 storey apartment buildings connected by a 6 storey Toronto Parking Authority parking structure.

Project Data

Land Area:	3,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	32,400
Storeys:	18		
		Major Components:	
Units:	165	Residential-	17,600
		Retail-	500
UPH:	420	Parking-	14,300
N/R Density:	4.5		
Parking:	414		

Remarks: Located above subway line.

Status: By-laws approved by O.M.B. February 13, 1986

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 160 Wellesley Street E. Application No: 385133

Application Type: Development Review Date: Sept. 4, 1985

Owner: The Wellesley Hospital (966-6602)

Agent: Orkin, Jaffary (Solicitors) (363-8836)

Official Plan Designation: HDRA

Zoning By-Law District: R4 Z5

Zoning By-Law Height District: 30.5

Site Specific By-Law Provision: 88-80 as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 10,500 sq.m. addition to hospital for hospital use.

Site Totals (including above addition)

Land Area:	16,400 sq.m.	Floor Area: (in sq.m.)	
		Total:	47,900
Storeys:	8		
		Major Components:	
Units:		Hospital-	47,900
UPH:			
N/R Density:	2.9		
Parking:			

Remarks:

Status: Under construction.

City Planner: M. Snell (392-7187) DATA VALID JANUARY 1, 1987

Address: 24 Wellesley Street W. Application No: 1912
Includes: 22, 26 Wellesley St. W.
3, 15, 19 Phipps St.

Application Type: Rezoning & O.P.A. Date: Jan. 29, 1986
Revised: April 22, 1986

Owner: 624704 Ontario Ltd., 630135 Ontario Ltd. (977-6100)

Agent: Diamond, Fairbairn & Steinberg (Solicitors) (977-6100)
Sussex Park In. (977-6100)

Official Plan Designation: LDMCRA, Sec. 11.24

Zoning By-Law District: CR L2 U150

Zoning By-Law Height District: 18.0

Site Specific By-Law Provision: 79-87, 80-87

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Residential condominium with 2 floors of commercial.

Project Data

Land Area:	3,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	44,700
Storeys:	27		
		Major Components:	
Units:	352	Residential-	28,700
		Retail-	1,600
UPH:	895	Parking-	10,300
		Recreation-	4,000
N/R Density:	0.4		
Parking:	277		

Remarks:

Status: By-laws adopted by Council December 15, 1986.

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 125 Wellington Street W. Application No: 31038
Includes: 123 Wellington St. W.

Application Type: Development Review Date: April 13, 1981

Owner: Olympia and York Dev. Ltd. (862-6212)

Agent: Berridge Lewinberg Associates (363-9004)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision: 606-82

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 27 storey apartment building with retail at grade.

Project Data

Land Area:	1,900 sq.m.	Floor Area: (in sq.m.)	
		Total:	43,800
Storeys:	27		
		Major Components:	
Units:	225	Residential-	34,500
		Retail-	500
UPH:	1,180	Other-	1,000
		Recreation-	100
N/R Density:	0.9	Parking-	7,400
Parking:	169		

Remarks: Joint application with 121 King St. W. - Density transfer

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Status: Development Agreement approved by Council Oct. 7, 1982
Applicant not proceeding.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: Yonge & Queen S/E Corner — Application No: 1320
Includes: 163 - 171 Yonge Street, 34136
15, 17 Queen St. E. and 20 Richmond St. E. 386148

Application Type: Rezoning and Development Review — Date: October 26, 1984; May 2, 1985 (Phase II)

Owner: Bramalea Ltd. (487-3861)

Agent: Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: Finance District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision: 670-85

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 56,700 sq.m. addition to renovated historic building of 13,700 sq.m. G.F.A. - A temporary parking lot.

Project Data (Addition only)

		Floor Area: (in sq.m.)	
Land Area:	5,100 sq.m.	Total:	56,700
Storeys:	24		
		Major Components:	
Units:	7	Residential-	600
		Office-	32,400
UPH:	10*	Retail-	2,600
		Other-	6,000
N/R Density:	9.9*	Storage-	600
*based on entire land area		Pedestrian Mall-	2,000
Parking:	120	Parking-	12,500

Remarks: This is Phase II of the Confederation Square project. Phase I consists of the retained historic building at 20 Richmond St. E.

Status: By-law passed by Council Sept. 9, 1985. Applied for Building Permit. Temporary parking lot development approved November 17, 1986.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 95 Yonge Street Application No: 1887
Includes: 85,91,95,97,99,103,107 Yonge St.
11,15 Adelaide St. E. & 20,44 Victoria St.

Application Type: Rezoning and O.P.A. Date: November 26, 1985

Owner: The Imperial Life Assurance Co. of Canada (926-2600)

Agent: Imbrook Properties Ltd. (364-5238)
Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: No development proposal has been submitted.

Project Data

Land Area: 4,100 sq.m. Floor Area: (in sq.m.)
Total:

Storeys:
NO Major Components:

Units:
PROJECT

UPH:
DETAILS

N/R Density:

Parking:

Remarks: Application for amendments only at this time. Lane closing requested.

Status: Preliminary Report approved by L.U.C. August 13, 1986.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 100 Yonge Street
Includes: 90,92,92R, 94 Yonge St.

Application No: 1881

Application Type: Rezoning

Date: Sept. 20, 1985
Revised: March 25, 1986

Owner: Wildberry Investments Ltd. (364-3100)

Agent: Wildberry Investments Ltd. & Gistex Inc. (962-5600)
Weir & Foulds (Solicitors) (365-1110)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District:

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office and retail building.

Project Data

Land Area:	1,830 sq.m.	Floor Area: (in sq.m.)	
		Total:	23,100
Storeys:	13		
		Major Components:	
Units:		Office-	14,400
		Retail-	2,000
UPH:		Other-	2,600
		Pedestrian Walkway-	1,200
N/R Density:	9.3	Parking-	2,900
Parking:	63		

Remarks: 94 Yonge St. listed building. Propose to retain part of historic building.

Status: Final Report adopted as amended by L.U.C. September 24, 1986.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 141, 145, 149 Yonge St. Application No: 1964
Includes: 7, 23 Richmond St. E.

Application Type: Rezoning & O.P.A. Date: November 28, 1986

Owner: B. G. Preeco Ltd. (485-1913)

Agent: Perry, Farley & Onyschuk (Solicitors) (869-3333)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Density transfer requested with 207-219 Jarvis Street.
Details are not available.

Project Data

Land Area: 3,729 sq.m.

Floor Area: (in sq.m.)
Total: 33,395

Storeys:

Units:

UPH:

N/R Density:

Parking:

Major Components:
Office-
Retail-
Other-
Parking

Remarks: 145 Yonge St. is the site of a designated building which has been demolished.

Status: On hold because of density transfer moratorium.

City Planner: M. Williams (392-7862) DATA VALID JANUARY 1, 1987

Address: 184 Yonge Street Application No: 1916

Application Type: Rezoning and O.P.A. Date: February 26, 1986

Owner: Karas-Guarantee Corporation (362-1812)
Racquet Sports Group of Canada Inc. (488-4475)

Agent: McCarthy & McCarthy (Solicitors) (362-1812)

Official Plan Designation: HDMCRA, Sec. 11.185 (pending)

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 76.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 500 sq. m. addition to commercial building for squash courts.

Site Total (including above addition)

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	4,400
Storeys:	6		
		Major Components:	
Units:		Retail-	2,600
		Health club-	1,800
UPH:			
N/R Density:	6.7		
Parking:			

Remarks:

Status: Under construction

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 189 Yonge Street
Includes: Part of
201 Yonge St. and 160 Victoria St.

Application No: 1856

Application Type: Rezoning, O.P.A. and Development Review

Date: July 11, 1985

Owner: The Ontario Heritage Foundation (965-5727)

Agent:

Official Plan Designation: HDMCRA, Sec. 11.123

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 30.5, 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 5,200 sq.m. addition to theatre building.

Site Totals (including above addition)

Land Area: 2,300 sq.m.

Storeys: 7

Units:

UPH:

N/R Density: 3.3

Parking:

Floor Area: (in sq.m.)

Total:	10,700
Major Components:	
Entertainment Centre-	6,700
Office-	300
Other-	1,900
Pedestrian Walk-	1,300
Storage-	500

Remarks: Elgin-Wintergarden Theatre, a designated building.

Status: By-law adopted by Council. Development Review Report adopted by L.U.C. Oct. 9, 1985.

City Planner: P. Dill (392-7862)

DATA VALID JANUARY 1, 1987

Address: 437 & 441 Yonge Street Application No: 33091

Application Type: Development Review Date: October 19, 1983

Owner: W.S.T. Investments Ltd. (865-0150)

Agent: Sigma Corporate Properties Ltd. (865-0150)

Official Plan Designation: HDMCRA

Zoning By-Law District: CR L4.5 U480

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office with street related retail.

Project Data

Land Area:	2,500 sq.m.	Floor Area: (in sq.m.)	
		Total:	16,700
Storeys:	10		
		Major Components:	
Units:		Office-	10,800
		Retail-	900
UPH:		Other-	1,600
		Parking-	3,400
N/R Density:	4.9		
Parking:	94		

Remarks: Mutual drive to ramp with 21 Carlton St. development site.

Status: Dev. Agree. approved by Council March 7, 1984
Applicant not proceeding.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 444 Yonge Street Application No: 385171

Application Type: Development Review Date: December 20, 1985

Owner: Toronto College St. Centre Ltd. (597-0126)

Agent: Blake Cassels Graydon (Solicitors) (863-2946)

Official Plan Designation: HDMCRA, Sec, 11.43

Zoning By-Law District: CR L4.5 U480, CR L2 U150

Zoning By-Law Height District: 76.0, 18.0

Site Specific By-Law Provision: 840-78, as amended

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: 75,500 sq.m. office with 2 levels of retail addition in a 30 storey building.

Project Data (Addition only)

Land Area:	N/A sq.m.	Floor Area: (in sq.m.)	
		Total:	75,500
Storeys:	30		
		Major Components:	
Units:		Office-	51,700
		Retail-	2,600
UPH:		Other-	12,200
		Parking-	8,700
N/R Density:			
Parking:			

Remarks: College Park Phase III office development corner of Bay and College Streets.

Status: Appl. under consideration by Planning and Development Dept.

City Planner: A. Appleby (392-7862) DATA VALID JANUARY 1, 1987

Address: 729 Yonge Street
Includes: 727, 731 Yonge St.

Application No: 1898

Application Type: Rezoning and O.P.A.

Date: January 3, 1986

Owner: Schooner Corporation Ltd. (860-0006)

Agent: Thomson, Rogers (Solicitors) (868-3203)

Official Plan Designation: HDMCRA, Sec. 11.94

Zoning By-Law District: CR L4.5 U350, CR L2 U150

Zoning By-Law Height District: 61.0, 18.0

Site Specific By-Law Provision: 521-80

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project: Office building with retail.

Project Data (Addition only)

Land Area:	1,000 sq.m.	Floor Area: (in sq.m.)	
		Total:	9,500
Storeys:	10		
		Major Components:	
Units:		Office-	7,600
		Retail-	900
UPH:		Other-	1,000
		Parking-	
N/R Density:	8.8		
Parking:			

Remarks: Proposal includes density transfer.

Status: Appl. under consideration by Planning and Development Dept.

City Planner: B. Leonhardt (392-7355) DATA VALID JANUARY 1, 1987

Address: 837 Yonge Street
Includes: 837R Yonge St.

Application No: 385075

Application Type: Development Review

Date: May 22, 1985
Revised: April 17, 1986

Owner: Canadian Tire Corporation Limited (480-3200)

Agent: Inducon Consultants of Canada Ltd. (494-2800)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L2 U300

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 9,200 sq.m. addition for new retail and office use.

Site Total (including above addition)

Land Area: 11,100 sq.m.

Storeys: 2

Units:

UPH:

N/R Density:

Parking: 170

Floor Area: (in sq.m.)

Total:	17,200
Major Components:	
Office-	700
Retail-	6,000
Warehouse-	2,400
Parking-	8,000

Remarks: Historic facade retained; new store to be built on present parking lot. Existing retail store converted for parking use.

Status: Report adopted as amended by L.U.C. June 18, 1986.
Supplementary Report adopted by L.U.C. September 23, 1986

City Planner: G. Switzer (392-7355) DATA VALID JANUARY 1, 1987

Address: 60 York Street Application No: 33069

Application Type: Development Review Date: Aug. 8, 1983

Owner: John Inazurenko (363-3321)

Agent: Russell W. Pysklywec (Architect) (483-0824)

Official Plan Designation: Financial District

Zoning By-Law District: CR L8 U400

Zoning By-Law Height District: 137.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: Approx. 2600 m2 addition to existing Strathcona Hotel, including 1 residential unit.

Site Totals (including above addition)

Land Area:	700 sq.m.	Floor Area: (in sq.m.)	
		Total:	7,200
Storeys:	12		
		Major Components:	
Units:	1	Residential-	500
		Retail-	300
UPH:	15	Hotel-	5,300
N/R Density:	9.5		
Parking:			

Remarks:

Status: Under construction.

City Planner: W. Johncox (392-7187) DATA VALID JANUARY 1, 1987

Address: 21 Yorkville Ave. Application No: 386186

Application Type: Development Review Date: October 3, 1986

Owner: Alan Sugarman, In Trust (928-0220)

Agent: Asen Vitco (Architect) (928-0220)

Official Plan Designation: MDMCRA

Zoning By-Law District: CR L1.5 U250

Zoning By-Law Height District: 46.0

Site Specific By-Law Provision:

FOR DETAILED INFORMATION & VERIFICATION SEE CHIEF BUILDING OFFICIAL

Project Data: 680 sq. m. residential use addition to commercial building.

Site Totals (including above addition)

Land Area:	825 sq.m.	Floor Area: (in sq.m.)	
		Total:	2,524
Storeys:	3		
		Major Components:	
Units:	2	Residential-	680
		Retail-	838
UPH:	25		
N/R Density:	1.0		
Parking:			

Remarks:

Status: Under construction.

City Planner: W. Sawicki (392-7187) DATA VALID JANUARY 1, 1987